

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Duvall/Snoqualmie Valley/Environs / 70

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 755

Range of Sale Dates: 1/2004 - 12/06

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$105,000	\$238,000	\$343,000	\$389,700	88.0%	13.42%
2007 Value	\$105,000	\$278,300	\$383,300	\$389,700	98.4%	13.29%
Change	+\$0	+\$40,300	+\$40,300		+10.4%	-0.13%
% Change	+0.0%	+16.9%	+11.7%		+11.8%	-0.97%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.13% and -.97% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$117,100	\$239,800	\$356,900
2007 Value	\$117,100	\$282,700	\$399,800
Percent Change	+0.0%	+17.9%	+12.0%

Number of one to three unit residences in the Population: 3007

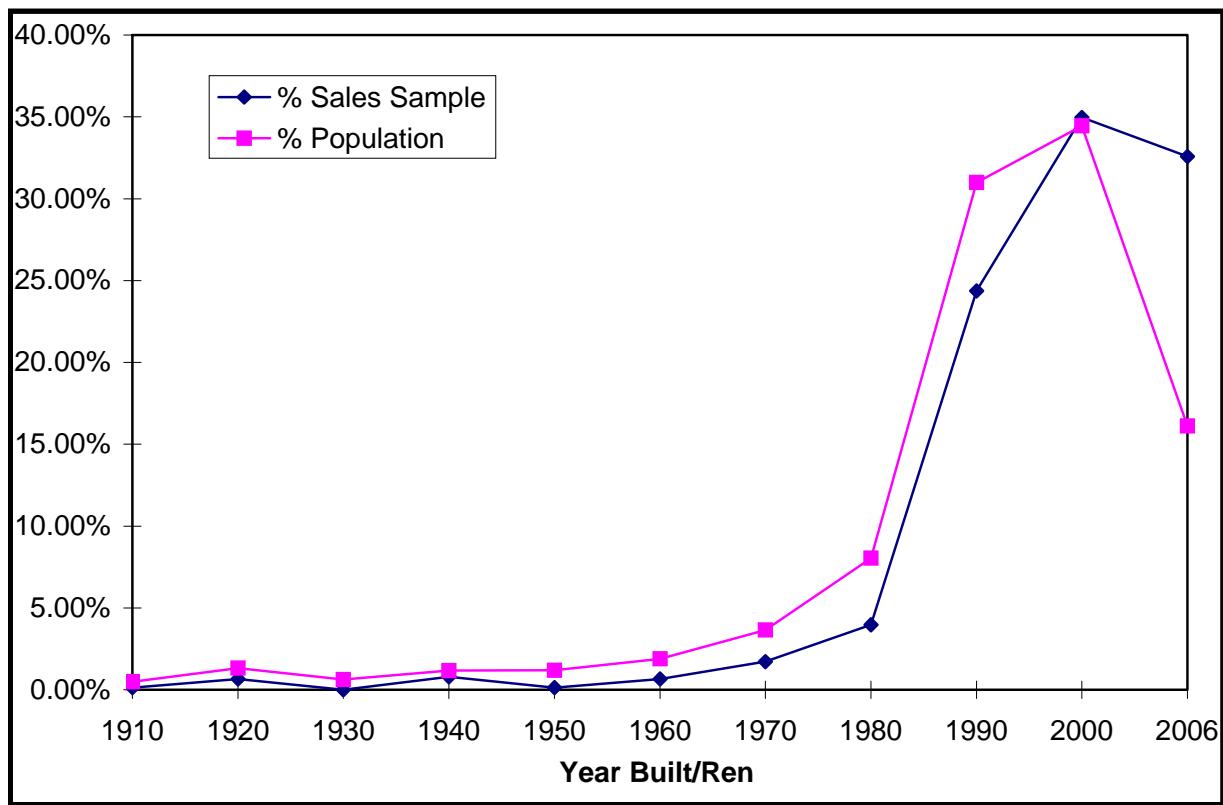
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in major 025555, Arbutus Ridge, had average ratios (assessed value/sales price) very close to the targeted assessment level. Therefore, the adjustment model applies very little adjustment. The remaining properties had average ratios (assessed value/sales price) below the targeted assessment level so received an upward adjustment. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.13%
1920	5	0.66%
1930	0	0.00%
1940	6	0.79%
1950	1	0.13%
1960	5	0.66%
1970	13	1.72%
1980	30	3.97%
1990	184	24.37%
2000	264	34.97%
2006	246	32.58%
	755	

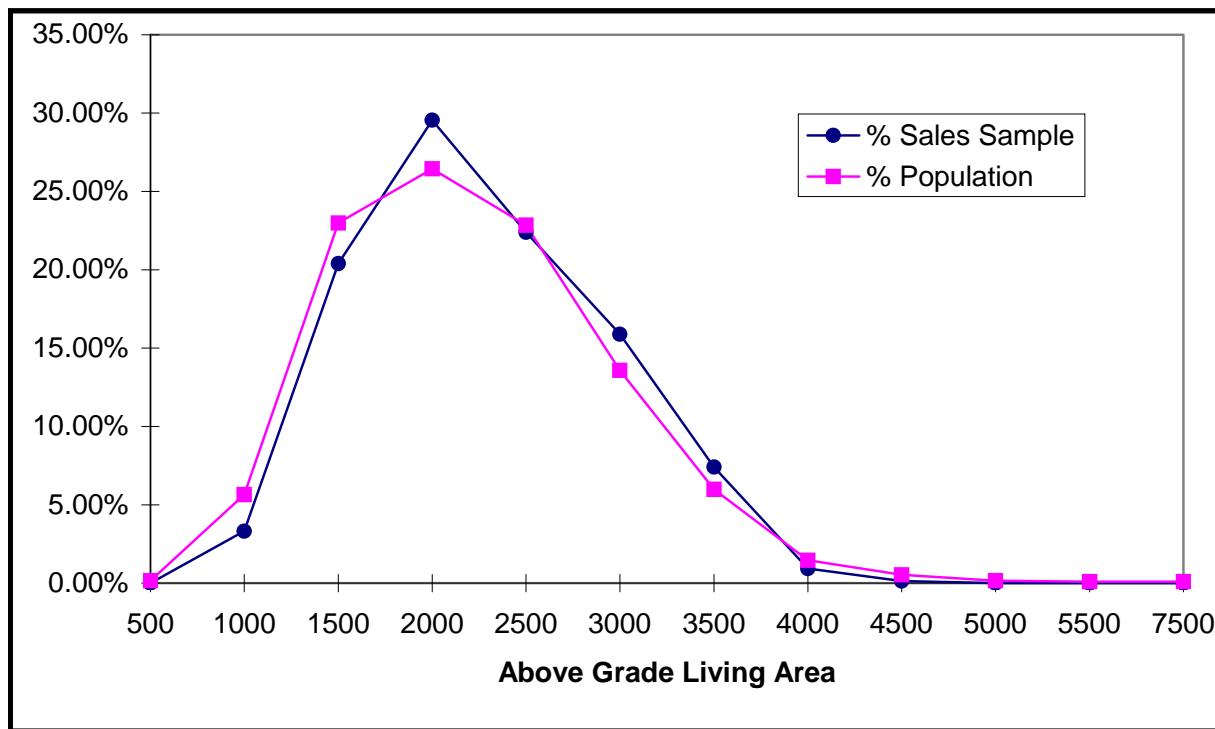
Population		
Year Built/Ren	Frequency	% Population
1910	15	0.50%
1920	40	1.33%
1930	19	0.63%
1940	35	1.16%
1950	36	1.20%
1960	57	1.90%
1970	110	3.66%
1980	242	8.05%
1990	932	30.99%
2000	1036	34.45%
2006	485	16.13%
	3007	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

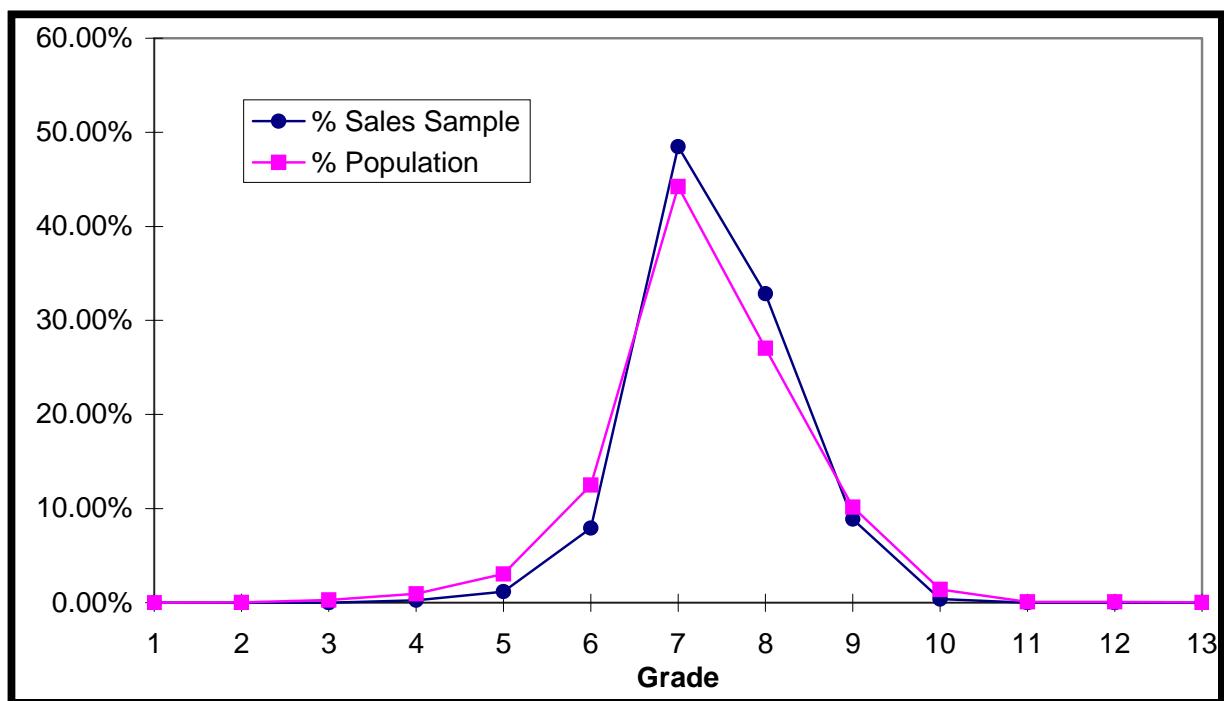
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	5	0.17%
1000	25	3.31%	1000	170	5.65%
1500	154	20.40%	1500	691	22.98%
2000	223	29.54%	2000	795	26.44%
2500	169	22.38%	2500	687	22.85%
3000	120	15.89%	3000	408	13.57%
3500	56	7.42%	3500	180	5.99%
4000	7	0.93%	4000	44	1.46%
4500	1	0.13%	4500	16	0.53%
5000	0	0.00%	5000	5	0.17%
5500	0	0.00%	5500	3	0.10%
7500	0	0.00%	9000	3	0.10%
	755			3007	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

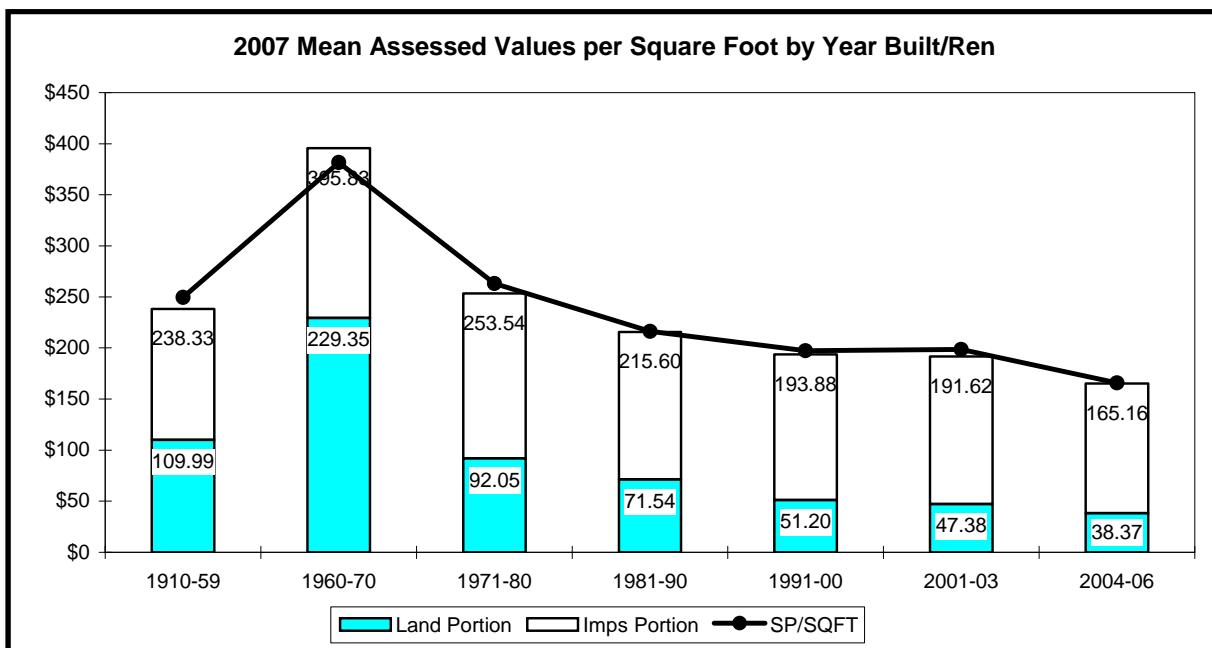
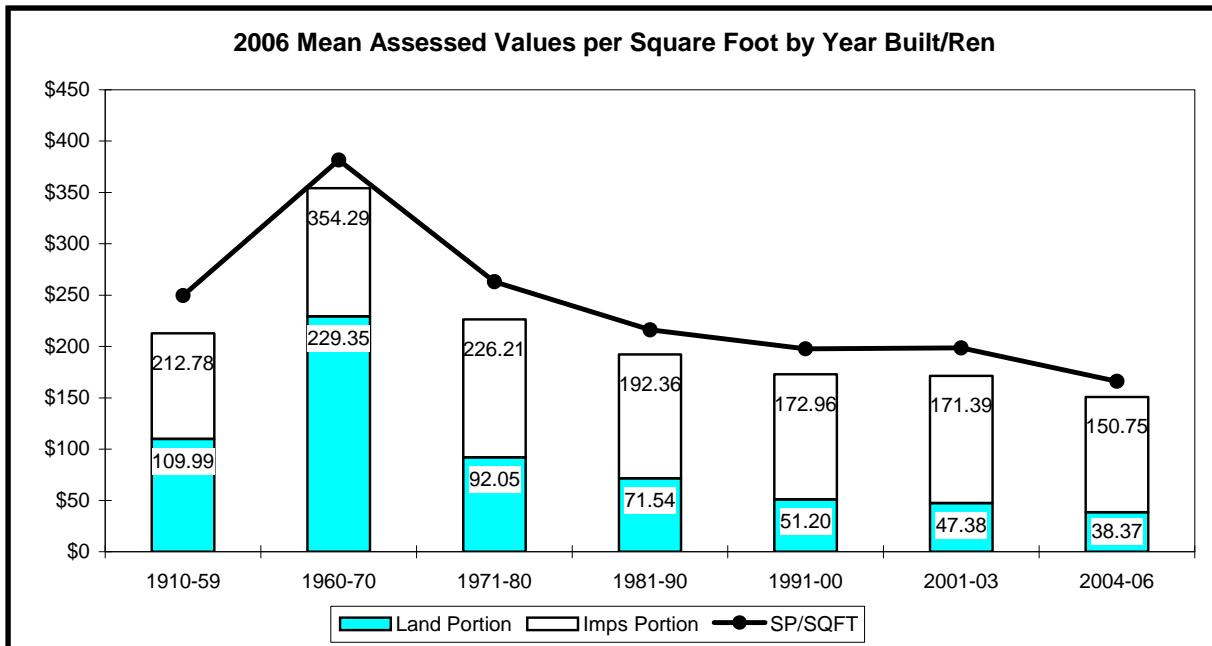
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.03%
3	0	0.00%	3	9	0.30%
4	2	0.26%	4	29	0.96%
5	9	1.19%	5	92	3.06%
6	60	7.95%	6	376	12.50%
7	366	48.48%	7	1330	44.23%
8	248	32.85%	8	814	27.07%
9	67	8.87%	9	306	10.18%
10	3	0.40%	10	43	1.43%
11	0	0.00%	11	3	0.10%
12	0	0.00%	12	3	0.10%
13	0	0.00%	13	1	0.03%
755			3007		



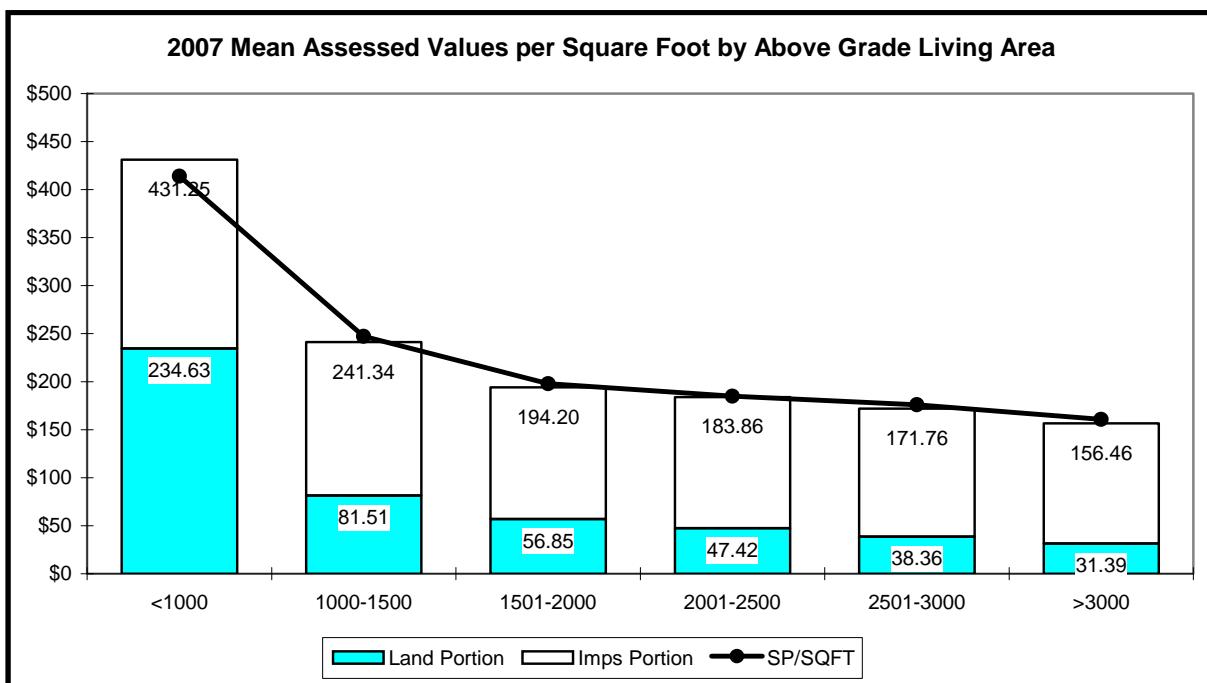
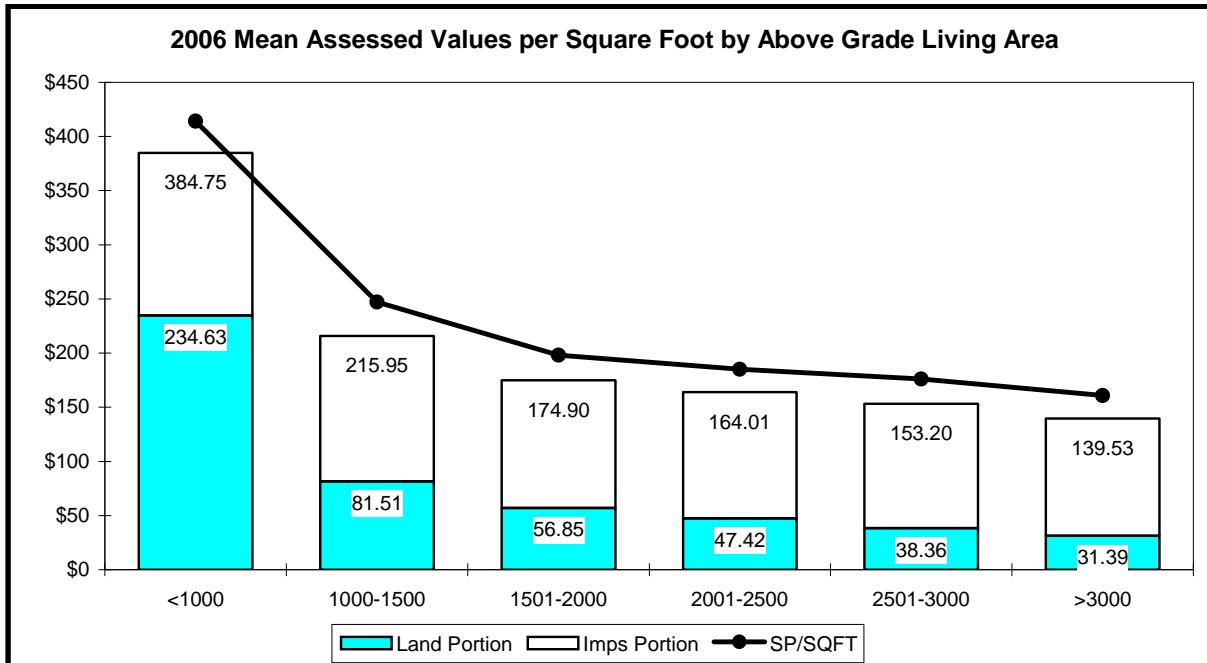
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



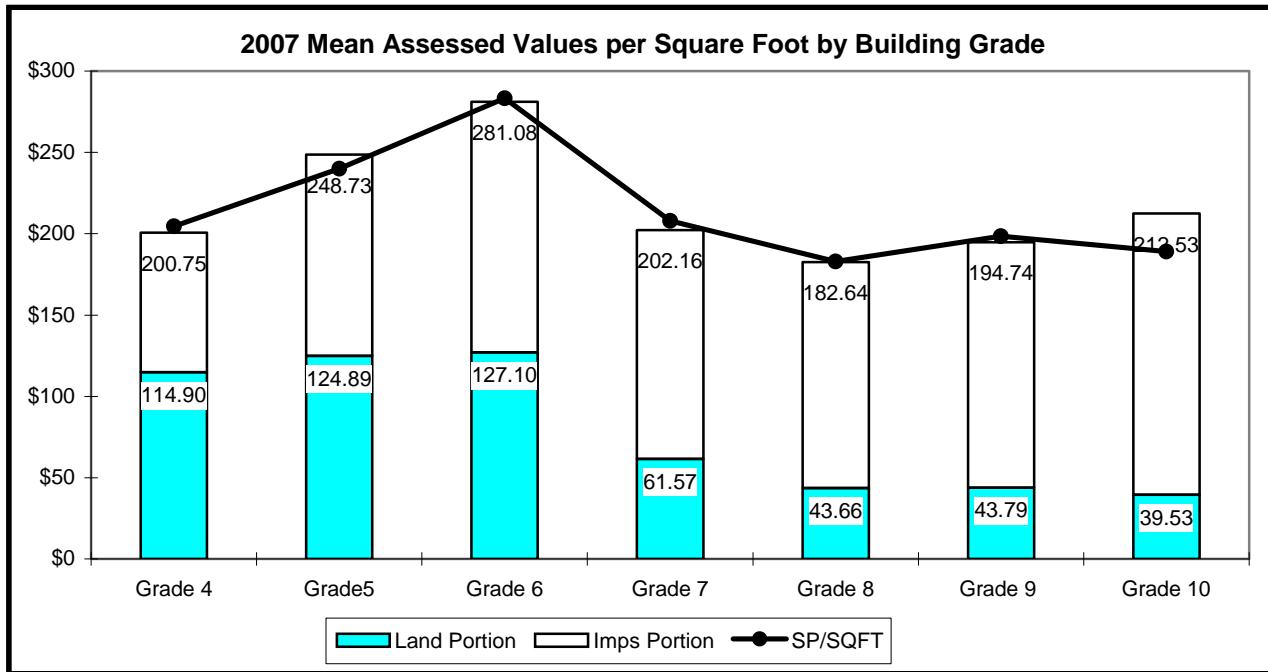
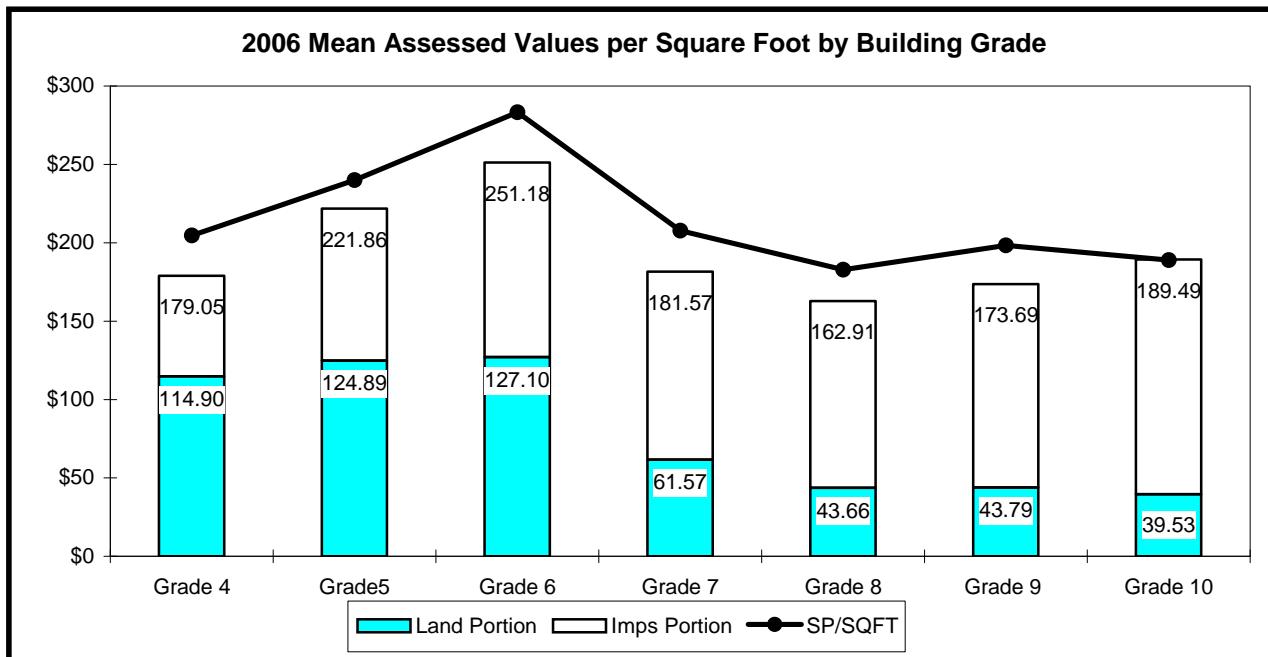
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

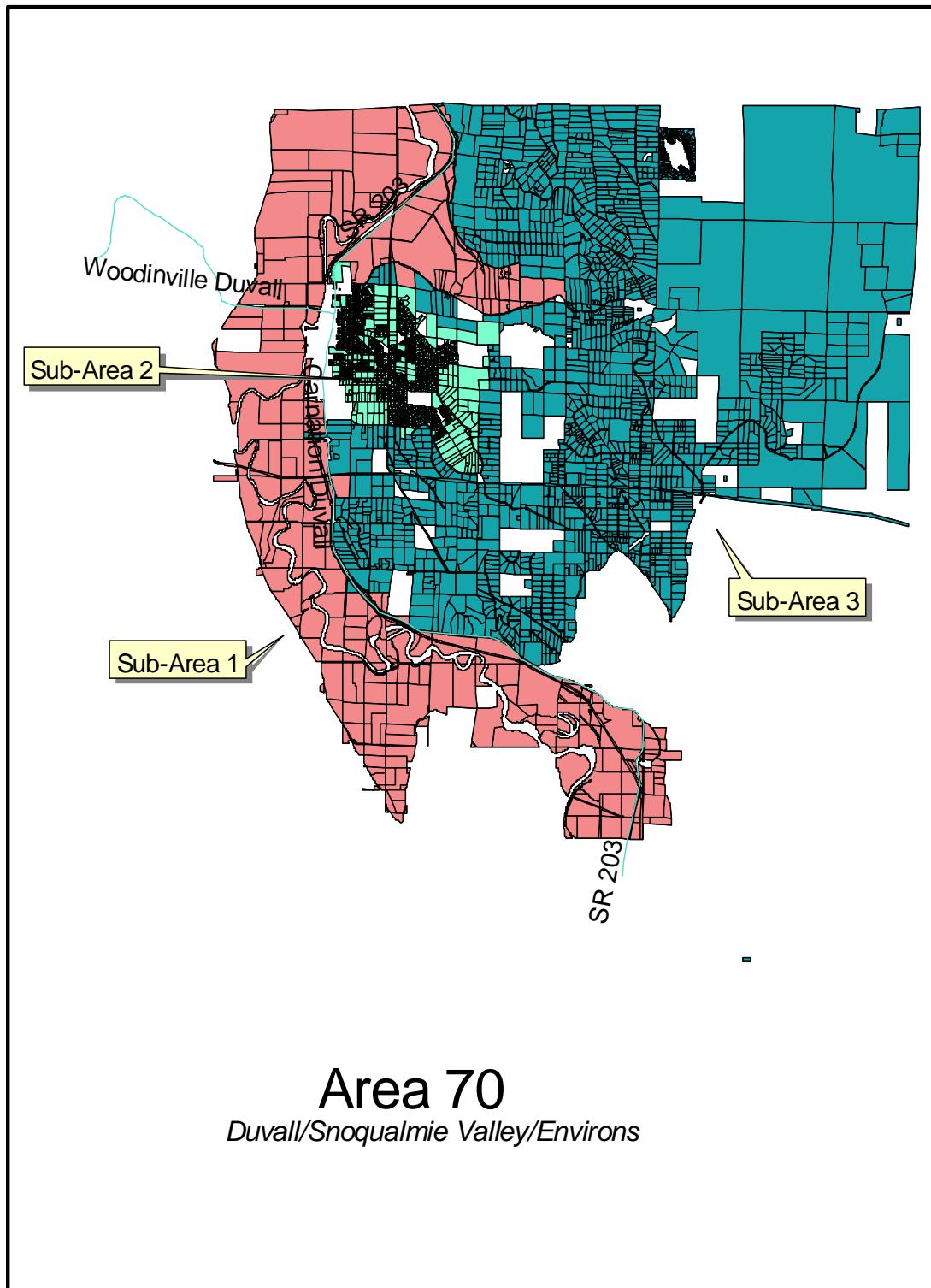


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade**



There were only 3 sales of grade 10 homes in the sales sample. This results in a statistically unreliable indicator for this grade. These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 86 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 0% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 755 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in major 025555, Arbutus Ridge, had average ratios (assessed value/sales price) very close to the targeted assessment level. Therefore, the adjustment model applies very little adjustment. The remaining properties had average ratios (assessed value/sales price) below the targeted assessment level so received an upward adjustment.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8909618 + .1010079 \text{ (if major is 025555)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.169)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2007 total value = 2006 total value)

Mobile Home Update

There were 54 mobile home sales available for a separate analysis. The mobile home sales indicated an assessment level below that of the targeted assessment level by approximately 6%. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = (\text{2006 Land Value} + \text{Previous Improvement Value}) * 1.06, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 70 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.24%

Major 025555	Yes
% Adjustment	-11.43%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in plat 025555 would *approximately* stay the same with a .81% upward adjustment (12.24% - 11.43%). All 27 improved properties in this plat received this adjustment. This represents less than 1% of the population.

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 70 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
025555	Arbutus Ridge	27	27	100%	NW-13-26-06	11	7	2003 thru 2006	265th Ave NE

Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	2	0.860	0.964	12.1%	0.585	1.344
5	9	0.925	1.037	12.1%	0.940	1.135
6	60	0.878	0.983	11.9%	0.946	1.020
7	366	0.874	0.972	11.3%	0.959	0.986
8	248	0.887	0.994	12.1%	0.978	1.011
9	67	0.873	0.979	12.1%	0.949	1.009
10	3	1.003	1.126	12.2%	1.045	1.207
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1910-1959	15	0.848	0.950	12.0%	0.880	1.020
1960-1970	16	0.906	1.012	11.7%	0.940	1.083
1971-1980	30	0.870	0.975	12.1%	0.916	1.034
1981-1990	184	0.885	0.992	12.1%	0.971	1.012
1991-2000	264	0.876	0.982	12.1%	0.967	0.997
2001-2003	135	0.867	0.969	11.8%	0.944	0.994
>2003	111	0.900	0.993	10.4%	0.972	1.015
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	2	0.819	0.919	12.1%	0.843	0.994
Average	733	0.880	0.983	11.8%	0.974	0.993
Good	13	0.921	1.032	12.1%	0.945	1.118
Very Good	7	0.878	0.971	10.7%	0.830	1.113
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	217	0.885	0.992	12.1%	0.973	1.010
1.5	32	0.862	0.966	12.1%	0.912	1.020
2	502	0.879	0.982	11.6%	0.970	0.993
2.5	3	0.862	0.966	12.2%	0.736	1.197
3	1	0.960	1.077	12.1%	N/A	N/A

Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

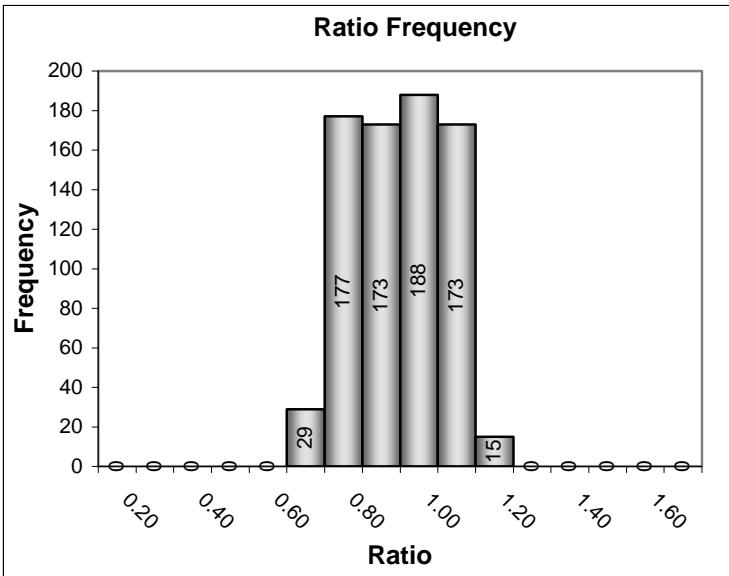
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1000	23	0.931	1.043	12.1%	0.975	1.112
1000-1500	156	0.875	0.977	11.7%	0.955	1.000
1501-2000	223	0.883	0.981	11.0%	0.964	0.998
2001-2500	169	0.888	0.995	12.1%	0.974	1.016
2501-3000	120	0.871	0.976	12.1%	0.954	0.999
>3000	64	0.868	0.974	12.1%	0.945	1.002
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	671	0.877	0.982	12.0%	0.972	0.992
Y	84	0.906	0.997	10.0%	0.966	1.027
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	742	0.881	0.985	11.8%	0.975	0.994
Y	13	0.827	0.927	12.1%	0.826	1.029
Sub	Count	Y	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	1	0.922	1.031	11.8%	N/A	N/A
2	619	0.878	0.981	11.7%	0.970	0.991
3	135	0.887	0.994	12.1%	0.972	1.017
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<4000	61	0.909	0.972	6.9%	0.940	1.004
04000-06000	62	0.869	0.974	12.1%	0.941	1.007
06001-08000	104	0.870	0.975	12.1%	0.949	1.002
08001-12000	197	0.881	0.987	12.1%	0.968	1.006
12001-16000	146	0.867	0.972	12.1%	0.950	0.994
16001-30000	60	0.864	0.969	12.1%	0.931	1.007
>30000	125	0.901	1.010	12.1%	0.988	1.032
Major 025555	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	728	0.877	0.983	12.1%	0.974	0.993
Y	27	0.983	0.989	0.6%	0.954	1.025

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NE / Team 3	Lien Date: 01/01/2006	Date of Report: 1/17/2007	Sales Dates: 1/2004 - 12/2006
Area Duvall/Snoqualmie Valley	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	755		
Mean Assessed Value	343,000		
Mean Sales Price	389,700		
Standard Deviation AV	100,866		
Standard Deviation SP	117,412		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.895		
Median Ratio	0.898		
Weighted Mean Ratio	0.880		
UNIFORMITY			
Lowest ratio	0.662		
Highest ratio:	1.145		
Coefficient of Dispersion	11.53%		
Standard Deviation	0.120		
Coefficient of Variation	13.42%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.884		
Upper limit	0.914		
95% Confidence: Mean			
Lower limit	0.886		
Upper limit	0.903		
SAMPLE SIZE EVALUATION			
N (population size)	3007		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.120		
Recommended minimum:	23		
Actual sample size:	755		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	370		
# ratios above mean:	385		
Z:	0.546		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



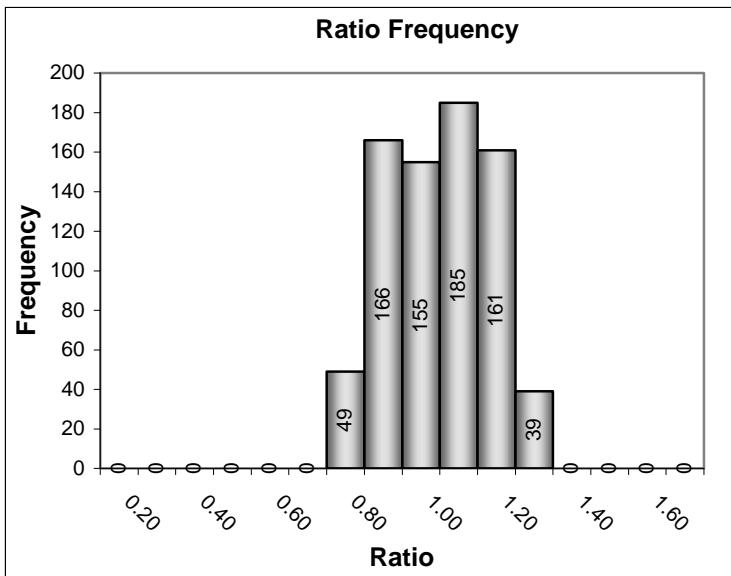
COMMENTS:

1 to 3 Unit Residences throughout area 70

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NE / Team 3	Lien Date: 01/01/2007	Date of Report: 1/17/2007	Sales Dates: 1/2004 - 12/2006
Area Duvall/Snoqualmie Valley	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	755		
Mean Assessed Value	383,300		
Mean Sales Price	389,700		
Standard Deviation AV	114,062		
Standard Deviation SP	117,412		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.005		
Weighted Mean Ratio	0.984		
UNIFORMITY			
Lowest ratio	0.741		
Highest ratio:	1.263		
Coefficient of Dispersion	11.32%		
Standard Deviation	0.133		
Coefficient of Variation	13.29%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.989		
Upper limit	1.020		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	3007		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.133		
Recommended minimum:	28		
Actual sample size:	755		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	366		
# ratios above mean:	389		
Z:	0.837		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 70

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	801610	0030	7/25/05	\$229,900	1160	0	7	1987	3	8704	N	N	9425 CARNATION-DUVALL RD NE
002	213170	0755	8/21/06	\$165,000	990	0	5	1913	3	5109	N	N	115 NE STEPHENS ST
002	212970	0142	7/6/06	\$235,000	1010	0	5	1961	4	25277	N	N	14039 BATTEN RD NE
002	213120	0900	11/21/05	\$259,000	1580	0	5	1942	3	10000	N	N	26910 NE STELLA ST
002	213070	1867	2/10/04	\$229,995	820	400	6	1983	3	7500	N	N	26727 NE STELLA ST
002	213220	0240	1/20/06	\$299,950	820	300	6	1983	3	7560	N	N	26807 NE ANDERSON ST
002	182607	9024	8/18/06	\$1,800,000	830	0	6	1964	3	200811	N	N	14725 278TH AVE NE
002	213220	0260	4/7/04	\$205,000	830	300	6	1985	3	7580	N	N	26819 NE ANDERSON ST
002	213220	0020	2/13/06	\$207,000	840	300	6	1985	3	7505	N	N	26920 NE BIRD ST
002	213220	0530	5/2/06	\$330,000	840	430	6	1985	3	7503	N	N	26720 NE BIRD ST
002	213220	0210	9/20/05	\$220,000	990	0	6	1986	3	7560	N	N	26806 NE BEADONHALL ST
002	213070	1741	9/15/05	\$275,000	1000	0	6	1980	3	7503	N	N	26625 NE STELLA ST
002	213070	2185	5/27/05	\$215,000	1010	0	6	1910	5	4278	N	N	26721 NE VIRGINIA ST
002	213220	0280	6/6/05	\$272,500	1030	240	6	1985	3	7908	N	N	26831 NE ANDERSON ST
002	213120	1075	1/11/05	\$245,950	1040	0	6	1912	4	5970	N	N	26801 NE STELLA ST
002	213170	1086	3/28/05	\$219,950	1040	0	6	1969	3	7500	N	N	26628 NE VALLEY ST
002	382120	0060	6/12/06	\$332,500	1040	200	6	1980	3	10170	N	N	14816 KENNEDY PL NE
002	213220	0040	10/7/04	\$200,000	1060	0	6	1985	3	7505	N	N	26828 NE BIRD ST
002	213070	2180	6/15/05	\$289,950	1080	440	6	1989	3	7687	Y	N	15825 3RD AVE NE
002	025555	0080	10/28/04	\$190,000	1090	0	6	1960	5	2611	N	N	26422 NE ANDERSON ST
002	213170	1485	9/14/06	\$307,000	1090	0	6	1961	3	7500	N	N	26721 NE RICHARDSON ST
002	213170	1485	6/6/05	\$252,000	1090	0	6	1961	3	7500	N	N	26721 NE RICHARDSON ST
002	213220	0150	7/8/05	\$289,950	1090	520	6	1981	3	11238	N	N	16015 4TH AVE NE
002	213070	2310	4/4/05	\$247,000	1110	0	6	1986	3	8451	N	N	26735 NE BIRD ST
002	213120	1095	6/28/06	\$349,500	1110	490	6	1988	3	7500	Y	N	26816 NE STEPHENS CT
002	213120	0200	3/9/04	\$250,500	1130	560	6	1978	4	7500	N	N	26926 NE VIRGINIA ST
002	213120	1060	4/6/06	\$267,000	1160	0	6	1914	3	10000	N	N	26813 NE STELLA ST
002	213070	1105	8/3/06	\$382,500	1170	1170	6	1977	3	7600	Y	N	15827 2ND AVE NE
002	213120	0045	11/15/06	\$309,000	1170	0	6	1982	3	4916	N	N	26907 NE BIRD ST
002	213220	0430	2/14/05	\$211,000	1200	0	6	1983	3	7504	N	N	26742 NE BEADONHALL ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	553560	0490	10/11/04	\$233,000	1210	0	6	1982	4	10016	N	N	27415 NE 148TH WAY
002	213070	1795	6/20/05	\$335,000	1220	0	6	1938	4	11200	Y	N	26604 NE STEPHENS ST
002	213220	0300	6/25/04	\$205,000	1220	0	6	1986	3	7645	N	N	26824 NE ANDERSON ST
002	213170	1130	9/13/06	\$299,950	1240	0	6	1987	3	10000	N	N	26621 NE VALLEY ST
002	213070	2005	12/13/05	\$276,000	1300	0	6	1977	3	8800	N	N	26709 NE CHERRY ST
002	213220	0520	1/5/06	\$306,950	1320	0	6	1985	3	7503	N	N	26726 NE BIRD ST
002	213170	0510	9/26/06	\$285,000	1330	0	6	1913	4	10000	N	N	26520 NE VALLEY ST
002	213170	1710	5/27/04	\$229,500	1330	0	6	1985	3	7500	N	N	26723 NE STEPHENS ST
002	213220	0350	9/22/06	\$310,000	1340	0	6	1981	3	7500	Y	N	26736 NE ANDERSON ST
002	213220	0130	6/10/05	\$220,000	1350	0	6	1981	3	9169	N	N	26825 NE BEADONHALL ST
002	213120	0641	7/14/04	\$269,950	1360	500	6	1981	3	10000	N	N	26834 NE CHERRY ST
002	213070	1965	10/5/06	\$305,000	1380	0	6	1987	3	10000	N	N	15631 3RD AVE NE
002	212970	0525	7/19/04	\$260,000	1400	0	6	1977	3	18002	N	N	27726 NE BIG ROCK RD
002	213170	1420	8/22/05	\$287,245	1450	0	6	1911	4	10681	N	N	15118 BROADWAY AVE NE
002	213170	0910	9/30/04	\$223,950	1660	0	6	1971	3	10000	N	N	26621 NE RING ST
002	213120	0540	11/6/06	\$339,000	1880	0	6	1970	3	10000	N	N	26841 NE STEWART ST
002	213120	0290	6/8/05	\$304,500	1900	0	6	1978	3	7500	N	N	26915 NE VIRGINIA ST
002	212970	0150	4/5/06	\$499,950	1920	0	6	1982	3	463914	N	N	14131 BATTEN RD NE
002	213120	0955	5/12/05	\$347,000	1970	0	6	1968	3	10502	Y	N	26932 NE STELLA ST
002	213120	0766	3/1/06	\$307,000	2320	0	6	1976	3	7500	N	N	26831 NE CHERRY ST
002	213020	0060	12/1/04	\$210,000	860	0	7	1987	3	11195	N	N	27519 NE 142ND PL
002	140280	0150	4/1/04	\$225,000	1020	0	7	1985	3	9940	N	N	26825 NE MILLER ST
002	140281	0230	5/12/04	\$235,000	1030	0	7	1986	3	9535	N	N	14715 3RD CT NE
002	140281	0140	7/26/04	\$244,000	1050	0	7	1986	3	10072	N	N	27124 NE MILLER ST
002	151800	0030	2/9/06	\$355,000	1070	740	7	2001	3	3798	N	N	15029 276TH PL NE
002	151800	0100	3/31/04	\$257,950	1070	740	7	2001	3	3591	N	N	27627 NE 150TH PL
002	151800	0140	7/22/05	\$290,000	1070	740	7	2002	3	3140	N	N	27711 NE 150TH PL
002	151800	0160	12/19/05	\$322,000	1070	740	7	2001	3	3559	N	N	27721 NE 150TH PL
002	151800	0160	4/12/04	\$246,000	1070	740	7	2001	3	3559	N	N	27721 NE 150TH PL
002	151800	0280	3/9/06	\$330,000	1080	500	7	2001	3	3916	N	N	27621 NE 151ST PL
002	213020	0250	7/3/05	\$305,500	1080	0	7	1986	3	12075	N	N	27515 NE 143RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	140281	0100	1/27/05	\$240,000	1090	0	7	1986	3	9940	N	N	27131 NE MILLER ST
002	140281	0170	8/17/05	\$223,000	1090	0	7	1986	3	10094	N	N	27034 NE MILLER ST
002	140281	0180	10/6/04	\$238,000	1090	0	7	1986	3	10101	N	N	27026 NE MILLER ST
002	151800	0040	6/22/06	\$357,500	1090	650	7	2001	3	4320	N	N	15021 276TH PL NE
002	151800	0110	9/1/05	\$304,150	1090	650	7	2001	3	3192	N	N	27631 NE 150TH PL
002	151800	0200	9/22/06	\$369,990	1090	650	7	2001	3	4000	N	N	15030 277TH PL NE
002	151800	0220	3/3/06	\$340,000	1090	650	7	2002	3	3956	N	N	15114 277TH PL NE
002	378240	0350	9/9/05	\$295,500	1090	0	7	1989	3	9656	N	N	26627 NE MILLER ST
002	732620	0020	10/2/06	\$344,900	1090	0	7	2000	3	5227	N	N	15133 279TH LN NE
002	732620	0160	2/25/04	\$253,500	1090	490	7	2001	3	4711	N	N	15125 279TH PL NE
002	011290	0130	4/28/04	\$255,000	1100	0	7	2000	3	4600	N	N	15108 279TH PL NE
002	011290	0150	6/6/05	\$296,605	1100	0	7	2000	3	4644	N	N	15120 279TH PL NE
002	140281	0110	4/14/06	\$320,000	1110	0	7	1986	3	10089	N	N	27137 NE MILLER ST
002	132606	9198	4/22/04	\$242,500	1120	0	7	1988	3	9654	N	N	14830 DOUGHERTY PL NE
002	140281	0160	4/20/04	\$229,500	1130	0	7	1986	3	10087	N	N	27106 NE MILLER ST
002	140281	0200	9/12/06	\$324,950	1160	0	7	1986	3	13694	N	N	14708 3RD CT NE
002	378240	0240	2/20/04	\$264,950	1170	380	7	1988	3	9654	N	N	26731 NE COMEGYS ST
002	378240	0340	1/11/06	\$349,950	1170	480	7	1989	3	9656	N	N	26621 NE MILLER ST
002	378240	0400	11/2/05	\$355,000	1170	390	7	1989	3	9656	N	N	26733 NE MILLER ST
002	213042	0120	10/18/04	\$289,000	1180	400	7	1988	3	12564	N	N	15011 3RD LN NE
002	213170	1640	10/31/06	\$340,000	1190	0	7	1977	3	10000	Y	N	26712 NE RICHARDSON ST
002	213040	0150	6/30/04	\$264,950	1210	0	7	1987	4	9635	N	N	15218 3RD AVE NE
002	213043	0020	9/22/04	\$274,500	1210	380	7	1989	3	9600	N	N	27002 NE DOROTHY ST
002	378240	0120	6/8/04	\$305,000	1220	1000	7	1989	3	10424	Y	N	14625 2ND PL NE
002	378240	0140	2/25/05	\$315,250	1220	1000	7	1989	3	12198	N	N	14611 2ND PL NE
002	132606	9195	6/21/04	\$250,500	1230	0	7	1988	3	10142	N	N	14801 DOUGHERTY PL NE
002	213170	0546	7/19/06	\$360,000	1230	900	7	1978	3	7500	N	N	26525 NE RING ST
002	639780	0100	11/7/05	\$308,000	1270	290	7	1977	4	6714	N	N	14914 276TH PL NE
002	639780	0100	7/8/04	\$255,000	1270	290	7	1977	4	6714	N	N	14914 276TH PL NE
002	155990	0120	10/25/05	\$345,000	1300	910	7	1996	3	8306	N	N	16324 3RD AVE NE
002	213020	0310	3/4/05	\$258,000	1310	0	7	1987	3	14370	N	N	14340 275TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213070	1985	10/4/04	\$270,950	1320	680	7	1979	3	5000	Y	N	26725 NE CHERRY ST
002	213042	0070	10/27/06	\$339,950	1330	0	7	1988	3	9696	N	N	15030 3RD LN NE
002	213020	0160	8/14/06	\$342,950	1350	0	7	1986	3	11805	N	N	14329 275TH AVE NE
002	379340	0160	7/21/04	\$319,950	1350	760	7	1998	3	15230	N	N	27534 NE 141ST PL
002	132606	9206	6/13/05	\$378,000	1360	330	7	1994	3	22683	N	N	26606 NE KENNEDY DR
002	213020	0220	8/7/06	\$335,000	1360	0	7	1987	3	12000	N	N	27606 NE 142ND PL
002	213020	0340	5/15/06	\$326,000	1360	0	7	1987	3	14300	N	N	14230 278TH AVE NE
002	213170	1590	7/7/04	\$221,500	1360	0	7	1984	3	10000	N	N	26719 NE RING ST
002	213300	0080	7/25/05	\$310,000	1360	0	7	1988	3	11203	N	N	14324 277TH PL NE
002	379340	0180	9/27/04	\$292,000	1360	420	7	1998	3	15863	N	N	27535 NE 141ST PL
002	639780	0010	2/10/06	\$339,950	1360	0	7	2002	3	2952	N	N	14933 276TH PL NE
002	213020	0100	6/14/04	\$245,000	1370	0	7	1986	3	12358	N	N	14231 275TH AVE NE
002	213020	0190	12/2/05	\$284,400	1370	0	7	1987	3	11376	N	N	27710 NE 142ND PL
002	667292	0190	4/13/05	\$285,000	1370	0	7	1988	3	14012	N	N	14130 280TH LN NE
002	025555	0240	3/2/05	\$234,950	1380	0	7	2004	3	2574	N	N	26524 NE ANDERSON ST
002	025555	0250	2/8/05	\$244,550	1380	0	7	2004	3	2574	N	N	26528 NE ANDERSON ST
002	025555	0260	2/3/05	\$237,950	1380	0	7	2004	3	2623	N	N	26532 NE ANDERSON ST
002	025555	0240	3/28/06	\$305,000	1380	0	7	2004	3	2574	N	N	26524 NE ANDERSON ST
002	213300	0140	5/8/06	\$343,000	1400	0	7	1988	3	15670	N	N	14310 276TH AVE NE
002	213300	0140	2/8/06	\$305,000	1400	0	7	1988	3	15670	N	N	14310 276TH AVE NE
002	213040	0050	8/23/04	\$243,000	1410	0	7	1987	3	9600	N	N	26840 NE RING ST
002	213170	0965	7/15/04	\$240,900	1410	0	7	1974	4	8300	N	N	15308 2ND AVE NE
002	379340	0090	7/13/06	\$420,000	1410	680	7	1998	3	14092	N	N	27511 NE 141ST CT
002	379341	0010	5/11/04	\$314,950	1410	680	7	1999	3	9910	N	N	27607 NE 140TH PL
002	379341	0090	3/8/04	\$321,200	1410	680	7	1999	3	12147	N	N	27617 NE 140TH CT
002	213070	1520	11/20/06	\$371,500	1430	0	7	1984	3	7666	Y	N	26639 NE STEWART ST
002	213070	1520	1/29/04	\$254,950	1430	0	7	1984	3	7666	Y	N	26639 NE STEWART ST
002	379340	0060	6/21/05	\$331,950	1430	0	7	1998	3	14007	N	N	27533 NE 141ST CT
002	155990	0110	3/2/05	\$249,900	1440	0	7	1995	3	6443	Y	N	16330 3RD AVE NE
002	155990	0230	3/28/04	\$248,000	1440	0	7	1995	3	6589	Y	N	26834 NE 163RD ST
002	213042	0040	12/27/04	\$281,000	1440	0	7	1988	3	9600	N	N	26826 NE DOROTHY ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	379340	0340	12/21/04	\$350,000	1440	690	7	1998	3	11696	N	N	27533 NE 140TH CT
002	952650	0120	12/1/05	\$380,000	1450	640	7	2001	3	9945	N	N	27303 NE 155TH PL
002	132606	9087	6/15/04	\$316,000	1460	600	7	1962	3	32340	N	N	26631 NE KENNEDY DR
002	132606	9196	4/1/05	\$298,000	1460	0	7	1988	3	10194	N	N	14802 DOUGHERTY PL NE
002	151800	0050	4/20/06	\$349,900	1470	0	7	2002	3	3071	N	N	NE 150TH PL
002	378240	0070	11/1/05	\$325,950	1470	0	7	1989	3	9793	N	N	26622 NE MILLER ST
002	379340	0370	9/9/05	\$326,500	1470	0	7	1998	3	11859	N	N	27531 NE 140TH PL
002	132606	9189	3/9/06	\$332,500	1480	0	7	1988	3	11001	N	N	14802 4TH PL NE
002	155990	0150	6/23/06	\$339,950	1480	0	7	1995	3	6536	Y	N	16310 3RD AVE NE
002	213301	0170	6/22/06	\$367,000	1480	0	7	1989	3	14859	N	N	14322 278TH AVE NE
002	378240	0080	1/2/06	\$319,950	1480	0	7	1989	3	9656	N	N	26616 NE MILLER ST
002	213001	0070	12/14/06	\$350,000	1490	0	7	1985	3	14041	N	N	14504 273RD PL NE
002	213170	0975	4/14/06	\$296,950	1490	0	7	1977	3	7500	N	N	26628 NE RICHARDSON ST
002	011290	0050	4/12/04	\$254,500	1500	0	7	2001	3	5031	N	N	27831 NE 151ST ST
002	667291	0050	7/21/06	\$362,000	1500	0	7	1986	3	11236	N	N	14115 278TH AVE NE
002	011290	0090	5/5/04	\$252,000	1510	0	7	2000	3	4574	N	N	27921 NE 151ST ST
002	011290	0120	7/12/04	\$255,000	1510	0	7	2000	3	4266	N	N	15102 279TH PL NE
002	011290	0210	4/25/06	\$359,950	1510	0	7	2000	3	3577	N	N	15110 279TH LN NE
002	213190	0150	3/9/04	\$275,000	1510	0	7	1982	3	31891	N	N	27121 NE 144TH PL
002	011290	0170	11/16/04	\$267,000	1520	0	7	2000	3	3577	N	N	15113 279TH PL NE
002	011290	0260	6/16/06	\$349,950	1520	0	7	2000	3	3891	N	N	27826 NE 151ST ST
002	011290	0220	8/28/06	\$354,000	1530	0	7	2001	3	3898	N	N	15114 279TH LN NE
002	667293	0270	9/13/05	\$321,500	1530	0	7	1987	3	14000	N	N	14031 280TH LN NE
002	732620	0140	4/17/06	\$352,000	1530	0	7	2001	3	4699	N	N	27931 NE 152ND ST
002	187550	0100	2/7/06	\$415,000	1540	0	7	1994	3	16295	N	N	14028 282ND LN NE
002	011290	0190	7/7/06	\$372,500	1550	0	7	2000	3	3777	N	N	27908 NE 151ST ST
002	011290	0230	7/12/05	\$315,000	1550	0	7	2000	3	4483	N	N	15111 279TH LN NE
002	132606	9065	3/15/04	\$325,000	1550	1510	7	2001	3	8300	N	N	15411 3RD PL NE
002	213040	0120	4/20/04	\$263,000	1550	0	7	1987	3	10347	N	N	15231 3RD PL NE
002	732620	0030	10/6/06	\$362,000	1550	0	7	2000	3	5401	N	N	15129 279TH LN NE
002	732620	0040	2/25/05	\$270,000	1550	0	7	2000	3	3849	N	N	15127 279TH LN NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	732620	0110	11/20/06	\$359,950	1550	0	7	2001	3	4411	N	N	27915 NE 152ND ST
002	732620	0190	7/25/06	\$372,500	1550	0	7	2001	3	4553	N	N	15124 279TH PL NE
002	732620	0210	1/10/05	\$274,000	1550	0	7	2001	3	4507	N	N	15132 279TH PL NE
002	732620	0240	6/20/06	\$362,000	1550	0	7	2001	3	4393	N	N	15210 129TH PL NE
002	732620	0270	12/4/06	\$375,000	1550	0	7	2001	3	4544	N	N	27928 NE 152ND ST
002	132606	9190	2/21/06	\$328,000	1560	0	7	1989	3	10196	N	N	14804 4TH PL NE
002	378240	0260	9/11/06	\$372,500	1560	0	7	1988	3	9656	N	N	26724 NE COMEGYS ST
002	667291	0120	5/13/04	\$264,950	1560	0	7	1986	3	13215	N	N	14120 278TH AVE NE
002	025555	0090	11/18/05	\$318,500	1570	0	7	2005	3	3232	Y	N	26430 NE ANDERSON ST
002	025555	0090	8/16/05	\$260,000	1570	0	7	2005	3	3232	Y	N	26430 NE ANDERSON ST
002	025555	0210	6/23/05	\$264,000	1570	0	7	2005	3	2607	N	N	26510 NE ANDERSON ST
002	025555	0230	6/23/05	\$259,950	1570	0	7	2005	3	2577	N	N	26520 NE ANDERSON ST
002	151800	0020	1/13/06	\$312,000	1570	0	7	2000	3	3754	N	N	15105 276TH PL NE
002	151800	0020	5/25/04	\$254,950	1570	0	7	2000	3	3754	N	N	15105 276TH PL NE
002	151800	0080	1/14/05	\$268,000	1570	0	7	2001	3	3143	N	N	27619 NE 150TH PL
002	155990	0070	8/22/05	\$310,000	1570	0	7	1994	3	7408	N	N	26807 NE 164TH ST
002	346060	0110	4/12/04	\$295,000	1570	0	7	1989	3	13890	N	N	27307 NE 153RD PL
002	379340	0170	12/1/06	\$394,000	1570	0	7	1998	3	14302	N	N	27538 NE 141ST PL
002	379340	0210	8/16/04	\$324,900	1570	0	7	1998	3	14006	N	N	27523 NE 141ST PL
002	151800	0210	10/25/06	\$370,000	1580	0	7	2002	3	3954	N	N	15106 277TH PL NE
002	379340	0040	11/10/06	\$410,000	1580	0	7	1999	3	13991	N	N	27528 NE 141ST CT
002	379340	0040	7/19/05	\$345,000	1580	0	7	1999	3	13991	N	N	27528 NE 141ST CT
002	379340	0330	7/8/05	\$330,000	1580	0	7	1998	3	11598	N	N	27525 NE 140TH CT
002	379341	0110	3/6/04	\$307,000	1580	0	7	1999	3	11265	Y	N	27633 NE 140TH CT
002	025555	0200	4/21/05	\$268,500	1590	0	7	2005	3	3456	Y	N	26504 NE ANDERSON ST
002	025555	0220	5/16/05	\$259,950	1590	0	7	2005	3	2607	N	N	26514 NE ANDERSON ST
002	132606	9213	7/16/04	\$279,950	1590	0	7	1997	3	8540	N	N	26927 NE KENNEDY DR
002	382035	0120	1/5/05	\$274,000	1590	0	7	2000	3	3359	N	N	14821 1ST AVE NE
002	952650	0080	6/1/04	\$302,500	1590	0	7	2001	3	8779	N	N	15528 273RD AVE NE
002	151800	0260	6/16/06	\$372,600	1600	0	7	2001	3	3799	N	N	27629 NE 151ST PL
002	667292	0120	11/29/04	\$287,500	1600	0	7	1987	3	14084	N	N	27828 NE 141ST PL

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	732620	0250	5/19/04	\$261,350	1600	0	7	2001	3	4193	N	N	15207 279TH PL NE
002	667293	0290	4/23/04	\$269,950	1610	0	7	1987	3	16211	N	N	14015 280TH LN NE
002	213301	0210	12/8/04	\$262,500	1620	0	7	1989	3	14080	N	N	14238 278TH AVE NE
002	667293	0090	10/11/06	\$370,000	1620	0	7	1987	3	18069	N	N	28003 NE 140TH PL
002	732620	0060	7/20/04	\$251,000	1620	0	7	2001	3	4649	N	N	15119 279TH LN NE
002	667293	0190	6/28/05	\$278,000	1630	0	7	1988	3	16121	N	N	14102 280TH LN NE
002	667293	0210	8/11/06	\$363,250	1630	0	7	1988	3	14214	N	N	14114 280TH LN NE
002	132606	9188	9/7/04	\$272,950	1640	0	7	1988	3	10424	N	N	14805 4TH PL NE
002	379340	0220	12/30/04	\$330,000	1640	0	7	1998	3	14004	N	N	27519 NE 141ST PL
002	379340	0390	11/17/04	\$319,000	1640	0	7	1998	3	11871	N	N	27515 NE 140TH PL
002	667292	0020	10/4/06	\$385,000	1650	0	7	1987	3	14013	N	N	27815 NE 141ST ST
002	667292	0020	2/24/04	\$254,950	1650	0	7	1987	3	14013	N	N	27815 NE 141ST ST
002	011290	0020	8/4/05	\$305,000	1660	0	7	2001	3	5128	Y	N	27811 NE 151ST ST
002	378240	0150	7/15/04	\$282,950	1660	0	7	1989	3	10029	Y	N	14601 2ND PL NE
002	213042	0130	8/18/04	\$299,950	1670	0	7	1988	3	10377	N	N	15021 3RD LN NE
002	025555	0150	12/22/05	\$335,000	1670	0	7	2005	3	3574	Y	N	16110 1ST AVE NE
002	011290	0060	8/4/06	\$365,000	1680	0	7	2001	3	5031	N	N	27901 NE 151ST ST
002	132606	9207	6/14/04	\$285,000	1680	0	7	1994	3	22828	N	N	26614 NE KENNEDY DR
002	213042	0150	4/18/05	\$304,990	1680	0	7	1988	3	10383	N	N	15031 3RD LN NE
002	025555	0160	12/23/05	\$314,000	1690	410	7	2005	3	2952	Y	N	16114 1ST AVE NE
002	025555	0170	11/17/05	\$318,095	1690	410	7	2005	3	2952	Y	N	16118 1ST AVE NE
002	025555	0180	11/1/05	\$314,320	1690	410	7	2005	3	2952	Y	N	16124 1ST AVE NE
002	025555	0190	10/6/05	\$259,322	1690	410	7	2005	3	3002	Y	N	16128 1ST AVE NE
002	667293	0280	6/19/06	\$367,500	1690	0	7	1988	3	14001	N	N	14023 280TH LN NE
002	213120	1145	4/24/06	\$361,500	1700	0	7	1991	3	7500	N	N	26918 NE STEPHENS CT
002	378240	0180	7/27/06	\$375,000	1700	0	7	1989	3	9656	N	N	26619 NE COMEGYS ST
002	011290	0180	8/5/05	\$315,000	1720	0	7	2000	3	4779	N	N	27918 NE 151ST ST
002	155990	0130	8/24/05	\$365,000	1720	450	7	1997	3	7643	N	N	16320 3RD AVE NE
002	732620	0010	6/7/05	\$298,000	1720	0	7	2000	3	4980	N	N	27807 NE 152ND ST
002	378240	0380	2/24/04	\$272,650	1740	0	7	1988	3	9656	N	N	26719 NE MILLER ST
002	667293	0250	9/27/05	\$345,000	1740	0	7	1987	3	14048	N	N	14107 280TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	025555	0060	7/10/06	\$344,254	1750	0	7	2006	3	2532	Y	N	16205 MAIN VIEW LN NE
002	213040	0010	8/22/06	\$415,000	1750	0	7	1999	3	9046	N	N	15420 3RD AVE NE
002	155990	0080	8/8/05	\$326,500	1760	0	7	1995	3	7023	N	N	26811 NE 164TH ST
002	155990	0310	12/6/04	\$315,000	1760	0	7	1995	3	7926	N	N	26803 NE 163RD ST
002	132606	9187	5/11/04	\$274,000	1770	0	7	1988	3	9612	N	N	14819 4TH PL NE
002	151800	0190	5/9/05	\$293,000	1770	0	7	2001	3	4447	N	N	15024 277TH PL NE
002	151800	0310	9/9/06	\$369,950	1770	0	7	2001	3	3800	N	N	27630 NE 150TH PL
002	213301	0110	4/8/05	\$320,000	1770	0	7	1990	3	13168	N	N	14307 279TH PL NE
002	952650	0030	9/8/05	\$347,900	1770	0	7	2001	3	10348	N	N	27418 NE 155TH PL
002	378240	0020	6/5/06	\$389,950	1780	0	7	1989	3	9748	N	N	26726 NE MILLER ST
002	378240	0020	9/20/04	\$289,950	1780	0	7	1989	3	9748	N	N	26726 NE MILLER ST
002	639780	0060	3/7/06	\$372,500	1780	0	7	2002	3	5226	N	N	14905 276TH PL NE
002	639780	0060	4/26/05	\$304,000	1780	0	7	2002	3	5226	N	N	14905 276TH PL NE
002	155990	0090	2/18/05	\$298,000	1800	0	7	1995	3	6049	Y	N	26815 NE 164TH ST
002	155990	0200	8/30/06	\$350,000	1800	0	7	1995	3	4500	N	N	26812 NE 163RD ST
002	080830	0580	12/19/05	\$370,000	1810	0	7	1999	3	6930	N	N	28331 NE 138TH PL
002	080830	0590	10/7/05	\$385,000	1810	0	7	1999	3	6930	N	N	28327 NE 138TH PL
002	080830	0600	11/30/05	\$385,450	1810	0	7	1999	3	6930	N	N	28323 NE 138TH PL
002	151800	0300	1/24/05	\$277,000	1810	0	7	2001	3	3800	N	N	27624 NE 150TH PL
002	952650	0110	6/2/05	\$385,000	1810	600	7	2001	3	7806	N	N	15513 273RD AVE NE
002	382035	0020	5/31/06	\$356,000	1820	0	7	1999	3	3899	N	N	14828 1ST AVE NE
002	382035	0020	4/1/04	\$265,950	1820	0	7	1999	3	3899	N	N	14828 1ST AVE NE
002	382035	0070	2/17/05	\$295,000	1820	0	7	1999	3	3134	N	N	14831 1ST AVE NE
002	382035	0040	3/12/05	\$292,000	1825	0	7	2001	3	3938	N	N	14816 1ST AVE NE
002	382035	0050	5/7/04	\$272,000	1825	0	7	2001	3	3905	N	N	14810 1ST AVE NE
002	382035	0060	10/10/06	\$399,000	1825	0	7	2001	3	3909	N	N	14804 1ST AVE NE
002	151800	0180	9/9/05	\$330,000	1830	0	7	2001	3	4652	N	N	15018 277TH PL NE
002	155850	0110	9/1/04	\$260,000	1830	0	7	1998	3	6083	N	N	16210 270TH PL NE
002	213070	2350	3/8/06	\$319,675	1830	0	7	1978	3	7800	N	N	26708 NE VIRGINIA ST
002	213301	0220	7/7/06	\$399,000	1830	0	7	1989	3	11000	N	N	14237 278TH AVE NE
002	132606	9191	12/13/06	\$404,000	1840	0	7	1989	3	9781	N	N	14818 4TH PL NE

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Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	132606	9221	8/23/04	\$305,000	1840	0	7	2000	3	8045	N	N	15410 3RD PL NE
002	182607	9051	9/14/06	\$395,000	1840	860	7	1983	3	207781	N	N	28523 NE 147TH PL
002	187550	0050	10/27/04	\$334,950	1840	0	7	1995	3	14040	N	N	28226 NE 141ST PL
002	187550	0140	8/21/06	\$445,000	1840	0	7	1994	3	14002	N	N	14020 282ND CT NE
002	132606	9212	7/27/04	\$297,500	1860	0	7	1997	3	7833	N	N	26929 NE KENNEDY DR
002	346060	0070	6/9/05	\$332,250	1860	0	7	1989	3	13875	N	N	27306 NE 153RD PL
002	346060	0100	6/16/06	\$372,500	1860	0	7	1989	3	14075	N	N	27303 NE 153RD PL
002	346060	0120	10/19/06	\$379,100	1860	0	7	1989	3	13549	N	N	27315 NE 153RD PL
002	346060	0150	4/23/04	\$305,000	1860	0	7	1989	3	15356	N	N	27405 NE 153RD PL
002	155990	0280	7/1/04	\$284,950	1870	0	7	1996	3	6517	N	N	26823 NE 163RD ST
002	213300	0120	4/26/04	\$317,500	1870	620	7	1988	3	16405	N	N	14328 276TH AVE NE
002	378240	0250	4/26/05	\$315,000	1870	0	7	1988	3	9768	N	N	26732 NE COMEGYS ST
002	155990	0300	6/1/06	\$384,900	1880	0	7	1994	3	6300	N	N	26809 NE 163RD ST
002	155990	0300	3/18/04	\$271,500	1880	0	7	1994	3	6300	N	N	26809 NE 163RD ST
002	379340	0050	9/9/04	\$309,500	1880	0	7	1998	3	13984	N	N	27532 NE 141ST CT
002	379340	0140	4/6/06	\$408,000	1880	0	7	1998	3	15994	N	N	27526 NE 141ST PL
002	639780	0050	6/23/06	\$380,000	1880	0	7	2002	3	6566	N	N	14911 276TH PL NE
002	639780	0120	3/16/04	\$259,000	1880	0	7	2002	3	9129	N	N	14926 276TH PL NE
002	155990	0210	10/21/05	\$335,000	1890	0	7	1995	3	5595	N	N	26820 NE 163RD ST
002	155990	0210	4/28/05	\$299,950	1890	0	7	1995	3	5595	N	N	26820 NE 163RD ST
002	213300	0100	7/13/05	\$345,500	1890	0	7	1988	3	11206	N	N	14323 277TH PL NE
002	151800	0170	7/3/06	\$404,000	1900	0	7	2001	3	6843	N	N	27725 NE 150TH PL
002	132606	9156	9/23/05	\$320,000	1920	0	7	1984	3	19357	N	N	26627 NE KENNEDY DR
002	213070	0847	10/14/05	\$282,250	1920	0	7	1996	3	3751	N	N	26532 NE STEPHENS ST
002	213302	0060	4/5/06	\$425,000	1920	0	7	1990	3	14420	N	N	28104 NE 144TH ST
002	242606	9074	9/6/06	\$375,000	1920	0	7	1989	3	14010	N	N	14412 274TH CT NE
002	732620	0100	4/25/05	\$324,950	1920	100	7	2000	3	5874	N	N	27911 NE 152ND ST
002	732620	0220	3/29/05	\$328,900	1920	100	7	2001	3	4510	N	N	15136 279TH PL NE
002	025555	0100	7/19/06	\$365,000	1930	0	7	2004	3	3462	Y	N	16125 1ST AVE NE
002	025555	0100	4/21/05	\$286,300	1930	0	7	2004	3	3462	Y	N	16125 1ST AVE NE
002	025555	0110	5/18/05	\$279,950	1930	0	7	2004	3	2519	Y	N	16121 1ST AVE NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	025555	0120	4/18/05	\$289,230	1930	0	7	2005	3	2520	Y	N	16117 1ST AVE NE
002	025555	0130	4/21/05	\$289,555	1930	0	7	2005	3	2510	Y	N	16113 1ST AVE NE
002	025555	0140	5/31/05	\$292,950	1930	0	7	2005	3	2520	Y	N	16111 1ST AVE NE
002	155850	0100	11/6/06	\$423,500	1930	0	7	1996	3	6508	Y	N	16205 270TH PL NE
002	212970	0113	11/15/04	\$422,000	1930	0	7	1997	3	107160	N	N	28622 NE BIG ROCK RD
002	011290	0200	7/21/06	\$375,000	1960	0	7	2000	3	4354	N	N	27902 NE 151ST ST
002	025555	0270	10/18/04	\$275,000	1970	0	7	2003	3	3655	Y	N	16127 2ND AVE NE
002	025555	0280	4/21/04	\$268,000	1970	0	7	2003	3	2947	Y	N	16123 2ND AVE NE
002	025555	0290	1/26/05	\$279,950	1970	0	7	2003	3	2962	Y	N	16119 2ND AVE NE
002	025555	0300	11/10/04	\$275,000	1970	0	7	2003	3	2976	Y	N	16115 2ND AVE NE
002	155850	0280	4/20/05	\$356,000	1970	0	7	1997	3	6946	N	N	27129 NE RUPARD RD
002	011290	0070	8/16/04	\$269,000	1980	0	7	2001	3	5031	N	N	27907 NE 151ST ST
002	011290	0140	2/10/06	\$360,000	1980	0	7	2001	3	4643	N	N	15114 279TH PL NE
002	732620	0230	2/18/05	\$311,999	1980	0	7	2001	3	4550	N	N	15204 279TH PL NE
002	732620	0290	1/21/05	\$298,000	1980	0	7	2001	3	4621	N	N	27904 NE 152ND ST
002	732620	0310	8/19/05	\$335,000	1980	0	7	2001	3	4548	N	N	27904 NE 152ND ST
002	080830	0290	7/20/05	\$355,000	1990	0	7	1999	3	6347	N	N	13801 283RD CT NE
002	213070	0845	7/19/04	\$250,000	1990	0	7	1996	3	3751	N	N	26530 NE STEPHENS ST
002	155850	0290	5/17/04	\$310,000	2000	0	7	1997	3	5577	N	N	27131 NE RUPARD RD
002	213040	0030	3/22/05	\$326,000	2000	0	7	1987	3	13140	N	N	26820 NE RING ST
002	639780	0040	5/12/06	\$395,000	2000	0	7	2002	3	5161	N	N	14915 276TH PL NE
002	952650	0160	4/25/05	\$304,350	2000	0	7	2001	3	10281	N	N	27405 NE 155TH PL
002	213120	1000	8/11/05	\$329,500	2010	0	7	1981	3	7500	N	N	26913 NE STELLA ST
002	667292	0170	10/31/05	\$369,950	2010	0	7	1987	3	14036	N	N	14140 280TH LN NE
002	379340	0110	5/15/06	\$428,000	2020	0	7	1998	3	14346	N	N	27502 NE 141ST PL
002	379341	0100	3/23/05	\$354,950	2020	0	7	1999	3	13961	N	N	27625 NE 140TH CT
002	379341	0130	4/4/05	\$350,000	2020	0	7	1999	3	11236	N	N	27618 NE 140TH CT
002	213190	0110	9/19/06	\$482,000	2040	0	7	1987	3	32376	N	N	27322 NE 144TH PL
002	213302	0180	4/17/06	\$471,500	2040	0	7	1990	3	16542	N	N	14322 282ND PL NE
002	213302	0220	5/18/06	\$455,000	2040	0	7	1990	3	16198	N	N	14321 282ND PL NE
002	213301	0270	10/23/06	\$443,100	2050	0	7	1989	3	12650	N	N	27531 NE 143RD ST

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Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213301	0270	3/23/06	\$416,990	2050	0	7	1989	3	12650	N	N	27531 NE 143RD ST
002	213302	0010	9/21/05	\$375,000	2070	0	7	1990	3	15235	N	N	27918 NE 144TH ST
002	379340	0250	8/18/05	\$359,990	2090	0	7	1998	3	14001	N	N	14032 275TH AVE NE
002	103800	0050	8/5/04	\$325,000	2100	0	7	2001	3	16808	Y	N	26428 NE KENNEDY DR
002	080830	0410	10/21/05	\$392,000	2120	0	7	2002	3	4952	N	N	13807 284TH CT NE
002	155850	0060	3/31/05	\$339,300	2130	0	7	1997	3	7511	N	N	16225 270TH PL NE
002	155850	0170	8/26/05	\$380,700	2130	0	7	1997	3	6521	Y	N	16224 270TH PL NE
002	213301	0080	10/4/06	\$450,000	2130	0	7	1989	3	16435	N	N	27905 NE 144TH ST
002	213300	0070	6/1/04	\$323,000	2150	0	7	1988	3	13088	N	N	14328 277TH PL NE
002	080830	0740	12/7/04	\$310,000	2200	0	7	2000	3	9015	N	N	14003 285TH CIR NE
002	080830	0790	12/14/06	\$419,950	2200	0	7	1999	3	7825	N	N	14033 285TH CIR NE
002	667293	0180	4/22/04	\$280,000	2200	0	7	1988	3	15855	N	N	14032 280TH LN NE
002	213120	0110	3/24/04	\$317,000	2210	0	7	1999	3	9018	N	N	26803 NE BIRD ST
002	213190	0090	12/9/05	\$435,000	2240	0	7	1987	3	13733	N	N	27216 NE 144TH PL
002	155850	0090	7/6/06	\$427,500	2280	0	7	1997	3	6299	Y	N	16209 270TH PL NE
002	212970	0100	4/30/04	\$402,500	2290	0	7	1996	3	188614	N	N	29004 NE BIG ROCK RD
002	952650	0050	11/7/05	\$419,000	2290	0	7	2001	3	11511	N	N	27404 NE 155TH PL
002	080830	0320	2/6/06	\$422,000	2305	0	7	2001	3	5830	N	N	13809 283RD CT NE
002	080830	0370	7/18/06	\$459,800	2305	0	7	2001	3	6466	N	N	13802 283RD CT NE
002	080830	0370	4/22/04	\$319,000	2305	0	7	2001	3	6466	N	N	13802 283RD CT NE
002	132606	9176	11/28/05	\$410,000	2320	0	7	1988	3	26893	N	N	14901 275TH AVE NE
002	667292	0060	3/23/04	\$275,000	2370	0	7	1987	3	12024	N	N	14033 279TH LN NE
002	213302	0130	6/28/04	\$347,500	2410	0	7	1990	3	18921	N	N	28305 NE 144TH ST
002	132606	9068	4/11/05	\$403,450	2420	0	7	2004	3	5760	N	N	26833 NE STEPHENS CT
002	155850	0240	3/28/05	\$362,500	2450	0	7	1997	3	6858	N	N	27109 NE RUPARD RD
002	080830	0080	9/14/04	\$349,950	2490	0	7	1999	3	9137	N	N	13833 283RD AVE NE
002	080830	0220	6/20/06	\$445,000	2490	0	7	2000	3	8380	N	N	13821 282ND CT NE
002	080830	0270	10/3/06	\$499,000	2490	0	7	1999	3	8515	N	N	28312 NE 138TH PL
002	080830	0480	8/7/06	\$494,000	2490	0	7	2002	3	6630	N	N	13804 284TH CT NE
002	080830	0750	4/18/06	\$440,000	2490	0	7	1999	3	9421	N	N	14007 285TH CIR NE
002	080830	0260	4/23/04	\$332,500	2495	0	7	2001	3	9825	N	N	23808 NE 138TH PL

Improved Sales Used in this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	080830	0340	8/16/04	\$397,000	2495	0	7	2001	3	19072	N	N	13812 283RD CT NE
002	080830	0560	7/1/05	\$412,000	2495	0	7	2001	3	6300	N	N	28405 NE 138TH PL
002	080830	0280	6/29/05	\$415,755	2520	0	7	2000	3	7951	N	N	28320 NE 138TH PL
002	080830	0400	4/25/05	\$371,000	2520	0	7	2002	3	5357	N	N	13805 284TH CT NE
002	080830	0420	7/6/05	\$440,000	2520	0	7	2000	3	12309	N	N	13809 284TH CT NE
002	080830	0430	7/21/04	\$347,950	2520	0	7	1999	3	16435	N	N	13811 284TH CT NE
002	080830	0530	5/30/06	\$483,000	2520	0	7	2001	3	6300	N	N	28419 NE 138TH PL
002	080830	0760	1/18/06	\$396,000	2520	0	7	2000	3	9462	N	N	14011 285TH CIR NE
002	103800	0070	8/8/05	\$414,190	2560	880	7	2001	3	7318	Y	N	26420 NE KENNEDY DR
002	132606	9226	6/30/05	\$400,000	2580	0	7	2004	3	8968	N	N	26827 NE STEPHENS CT
002	132606	9227	4/25/05	\$392,000	2580	0	7	2004	3	7402	N	N	26821 NE STEPHENS CT
002	080830	0150	5/8/06	\$434,950	2670	0	7	2000	3	9524	N	N	28231 NE RONEY RD
002	080830	0150	6/10/04	\$359,900	2670	0	7	2000	3	9524	N	N	28231 NE RONEY RD
002	080830	0230	12/1/05	\$415,000	2670	0	7	1999	3	9742	N	N	13827 282ND CT NE
002	080830	0730	8/16/05	\$409,950	2670	0	7	2000	3	6015	N	N	14004 284TH CIR NE
002	213190	0030	5/24/06	\$554,500	2950	0	7	1986	3	29920	N	N	26914 NE 144TH PL
002	080830	0770	11/7/05	\$437,500	3060	0	7	2000	3	7018	N	N	14019 285TH CIR NE
002	080830	0020	1/28/05	\$408,000	3410	0	7	2000	3	10808	N	N	13837 282ND CT NE
002	080830	0690	4/11/05	\$400,000	3430	0	7	2000	3	6822	N	N	14024 284TH CIR NE
002	242606	9050	6/9/06	\$550,000	1720	600	8	1977	3	45820	Y	N	26615 NE 145TH ST
002	803535	0130	6/24/05	\$437,450	1770	1150	8	2003	3	10029	Y	N	16001 271ST PL NE
002	803535	0190	1/11/06	\$450,000	1770	1150	8	2003	3	15210	Y	N	16024 271ST PL NE
002	803535	0190	3/3/04	\$359,900	1770	1150	8	2003	3	15210	Y	N	16024 271ST PL NE
002	803535	0250	12/18/06	\$512,000	1770	1150	8	2003	3	9032	Y	N	16131 271ST PL NE
002	803535	0250	3/22/04	\$367,900	1770	1150	8	2003	3	9032	Y	N	16131 271ST PL NE
002	729799	0010	9/15/04	\$312,000	1780	0	8	1999	3	4064	N	N	27815 NE 149TH CT
002	729799	0150	11/11/04	\$325,000	1790	0	8	1999	3	5635	N	N	27920 NE 149TH CT
002	729799	0030	6/7/04	\$306,950	1810	0	8	1999	3	4403	N	N	14821 279TH LN NE
002	729799	0080	10/17/05	\$358,900	1810	0	8	1999	3	5004	N	N	27921 NE 149TH CT
002	729799	0260	3/24/04	\$302,500	1810	0	8	1999	3	5592	N	N	14807 279TH LN NE
002	729799	0140	3/8/06	\$374,500	1820	0	8	1999	3	4213	N	N	27924 NE 149TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	729799	0200	9/2/05	\$338,000	1820	0	8	1999	3	3790	N	N	27834 NE 149TH CT
002	425400	0260	4/28/04	\$335,000	1860	0	8	1997	3	11793	N	N	28522 NE 151ST ST
002	329690	0300	9/19/06	\$472,000	1890	0	8	1993	3	15423	N	N	27525 NE 145TH LN
002	729799	0060	1/17/06	\$369,000	1890	0	8	1999	3	4554	N	N	14814 279TH LN NE
002	729799	0250	8/18/06	\$401,000	1890	0	8	1999	3	5114	N	N	27816 NE 148TH PL
002	729799	0250	4/21/05	\$322,000	1890	0	8	1999	3	5114	N	N	27816 NE 148TH PL
002	147280	0060	6/17/04	\$337,900	1920	0	8	1993	3	14086	N	N	28239 NE 146TH ST
002	729799	0210	7/15/04	\$290,000	1920	0	8	1999	3	3577	N	N	27828 NE 149TH CT
002	729799	0050	11/4/05	\$359,950	1930	0	8	1999	3	4284	N	N	14806 279TH LN NE
002	729799	0160	2/4/05	\$335,000	1930	0	8	1999	3	6280	N	N	27916 NE 149TH CT
002	856745	0160	5/24/06	\$585,000	2020	800	8	2003	3	10114	N	N	15229 279TH PL NE
002	856745	0160	10/7/05	\$519,950	2020	800	8	2003	3	10114	N	N	15229 279TH PL NE
002	421350	0190	9/20/04	\$316,000	2040	0	8	1990	3	11313	N	N	13911 282ND CT NE
002	425400	0110	7/8/05	\$360,000	2040	0	8	1998	3	16650	N	N	15127 285TH AVE NE
002	425400	0250	10/3/05	\$395,000	2040	0	8	1998	3	14821	N	N	28514 NE 151ST ST
002	425400	0430	9/14/05	\$432,990	2040	0	8	1998	3	28448	N	N	28611 NE 151ST PL
002	425400	0430	12/4/04	\$367,000	2040	0	8	1998	3	28448	N	N	28611 NE 151ST PL
002	425400	0490	6/8/05	\$382,300	2040	0	8	1997	3	13660	N	N	28610 NE 151ST ST
002	425400	0570	7/1/05	\$398,000	2040	0	8	1997	3	14040	N	N	15308 287TH AVE NE
002	425400	0630	4/13/04	\$328,000	2040	0	8	1997	3	17469	N	N	15323 287TH AVE NE
002	425400	0690	10/26/06	\$488,000	2040	0	8	1998	3	15334	N	N	15315 286TH AVE NE
002	025552	0070	3/15/06	\$445,331	2056	0	8	2006	3	6941	N	N	15222 272ND PL NE
002	025552	0100	4/19/06	\$450,000	2056	0	8	2006	3	7381	N	N	15234 272ND PL NE
002	147280	0190	6/18/04	\$364,000	2060	0	8	1991	3	19799	N	N	28121 NE 145TH CT
002	778792	0130	1/16/06	\$366,125	2064	0	8	2005	3	7800	N	N	28514 NE RONEY RD
002	138350	0010	8/22/05	\$394,950	2080	0	8	1996	3	14128	N	N	14006 278TH PL NE
002	729799	0170	11/10/04	\$326,950	2080	0	8	2000	3	4274	N	N	27912 NE 149TH CT
002	778792	0070	5/18/06	\$430,930	2084	0	8	2006	3	8301	N	N	14208 284TH PL NE
002	213190	0205	5/18/04	\$369,950	2100	0	8	2001	3	16189	N	N	26909 NE 144TH ST
002	144355	0110	4/27/05	\$375,500	2140	0	8	1999	3	12110	N	N	27709 NE 145TH PL
002	425400	0390	4/7/04	\$359,800	2140	0	8	1998	3	14999	N	N	15008 286TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	147280	0490	12/13/04	\$370,000	2150	0	8	1990	3	14040	N	N	28308 NE 146TH ST
002	213070	2115	11/13/06	\$485,000	2150	0	8	1988	3	8647	Y	N	26709 NE STEWART ST
002	421350	0160	8/18/04	\$322,000	2150	0	8	1990	3	14286	N	N	28205 NE 140TH PL
002	553560	0350	1/14/04	\$324,218	2150	0	8	2003	3	8762	N	N	27231 NE 146TH PL
002	077680	0100	7/27/06	\$465,000	2170	0	8	1998	3	14199	N	N	27703 NE 140TH PL
002	147280	0080	5/23/06	\$480,000	2170	0	8	1990	3	14903	N	N	28227 NE 146TH ST
002	147280	0080	7/29/04	\$355,000	2170	0	8	1990	3	14903	N	N	28227 NE 146TH ST
002	147280	0100	3/22/04	\$347,000	2190	0	8	1990	3	14000	N	N	28215 NE 146TH ST
002	151790	0130	6/15/04	\$349,341	2200	0	8	2004	3	10156	N	N	15121 275TH CT NE
002	155850	0050	5/2/05	\$424,950	2200	1180	8	1999	3	7074	N	N	16301 270TH PL NE
002	151790	0010	7/24/06	\$465,000	2220	0	8	2004	3	8451	N	N	27509 NE 150TH PL
002	151790	0010	7/6/04	\$335,092	2220	0	8	2004	3	8451	N	N	27509 NE 150TH PL
002	151790	0150	6/18/04	\$329,473	2220	0	8	2004	3	10134	N	N	15115 275TH CT NE
002	147280	0030	7/19/05	\$412,000	2230	0	8	1992	3	14040	N	N	28321 NE 146TH ST
002	144355	0140	8/19/04	\$367,000	2250	0	8	1999	3	12558	N	N	27731 NE 145TH PL
002	278725	0200	6/6/06	\$507,000	2270	0	8	1995	3	14567	N	N	14319 274TH PL NE
002	329690	0030	11/1/04	\$372,000	2270	0	8	1992	3	14250	N	N	14805 275TH PL NE
002	329690	0230	6/21/04	\$342,000	2280	0	8	1991	3	14126	N	N	27530 NE 148TH LN
002	151790	0030	7/12/04	\$329,438	2300	0	8	2004	3	8092	N	N	27523 NE 150TH PL
002	212970	0187	2/11/04	\$347,950	2300	0	8	2004	3	15105	N	N	14220 283RD PL NE
002	212970	0188	1/16/04	\$345,000	2300	0	8	2004	3	12573	N	N	28324 NE 140TH PL
002	421350	0120	4/27/05	\$356,500	2300	0	8	1994	3	14000	N	N	28225 NE 140TH PL
002	803535	0090	6/21/05	\$426,000	2300	0	8	2003	3	9521	Y	N	16023 271ST PL NE
002	803535	0290	9/11/06	\$507,500	2300	0	8	2003	3	9232	N	N	16103 270TH PL NE
002	553560	0290	1/26/04	\$330,000	2310	0	8	2003	3	8490	N	N	14723 274TH WAY NE
002	553560	0360	1/29/04	\$333,000	2310	0	8	2003	3	7707	N	N	27305 NE 146TH PL
002	803535	0260	3/25/04	\$384,314	2310	770	8	2003	3	7759	Y	N	16125 271ST PL NE
002	803535	0270	4/16/04	\$382,500	2310	770	8	2003	3	6996	Y	N	16115 270TH PL NE
002	803535	0310	10/2/05	\$437,500	2310	770	8	2003	3	7853	N	N	16021 270TH PL NE
002	151790	0080	8/4/04	\$349,213	2330	0	8	2004	3	10472	N	N	15106 275TH CT NE
002	329690	0080	8/15/06	\$529,999	2330	0	8	1993	3	14267	N	N	14509 275TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	329690	0080	6/22/04	\$355,000	2330	0	8	1993	3	14267	N	N	14509 275TH PL NE
002	421350	0070	9/21/04	\$359,000	2330	0	8	1999	3	12433	N	N	14205 283RD PL NE
002	144355	0010	7/12/04	\$350,000	2360	0	8	1999	3	12149	N	N	27732 NE 145TH PL
002	147280	0020	1/5/06	\$427,000	2370	0	8	1993	3	14040	N	N	28327 NE 146TH ST
002	147280	0210	3/16/04	\$342,500	2370	0	8	1991	3	14001	N	N	28107 NE 145TH CT
002	803535	0020	4/6/05	\$409,000	2380	0	8	2004	3	9923	Y	N	16010 270TH PL NE
002	856745	0170	2/2/04	\$379,950	2380	0	8	2003	3	7983	N	N	27831 NE 153RD PL
002	421350	0180	4/11/06	\$489,950	2390	0	8	1993	3	14018	N	N	13919 282ND CT NE
002	147280	0140	3/7/05	\$380,450	2420	0	8	1990	3	11951	N	N	14616 281ST AVE SE
002	856745	0260	6/30/04	\$362,500	2420	0	8	2003	3	6152	N	N	27805 NE 154TH ST
002	151790	0120	3/19/04	\$329,000	2440	1000	8	1982	3	16010	N	N	15129 275TH CT NE
002	329690	0260	6/11/04	\$387,000	2450	0	8	1991	3	14036	N	N	27523 NE 147TH LN
002	151790	0060	10/20/04	\$386,442	2460	0	8	2004	3	9568	N	N	27524 NE 150TH PL
002	151790	0140	7/12/04	\$347,076	2460	0	8	2004	3	8831	N	N	15119 275TH CT NE
002	151790	0160	10/1/04	\$365,246	2460	0	8	2004	3	10296	N	N	15031 275TH CT NE
002	151790	0110	6/11/04	\$350,486	2470	0	8	2004	3	10183	N	N	15120 275TH CT NE
002	421350	0110	6/16/05	\$449,000	2470	0	8	1993	3	14030	N	N	13929 283RD AVE NE
002	151790	0020	6/1/04	\$344,387	2480	0	8	2004	3	8056	N	N	27515 NE 150TH PL
002	151790	0040	9/3/04	\$363,500	2480	0	8	2004	3	8172	N	N	27530 NE 150TH PL
002	151790	0070	9/1/05	\$475,000	2490	0	8	2004	3	10927	N	N	27516 NE 150TH PL
002	151790	0070	5/17/04	\$349,950	2490	0	8	2004	3	10927	N	N	27516 NE 150TH PL
002	778792	0060	10/11/05	\$351,855	2490	0	8	2005	3	9055	N	N	14210 284TH PL NE
002	278725	0300	5/2/06	\$525,500	2530	0	8	1995	3	14038	N	N	27318 NE 142ND CT
002	425400	0040	4/5/06	\$530,000	2530	0	8	1998	3	12888	N	N	28511 NE 151ST ST
002	425400	0230	5/12/04	\$382,950	2530	0	8	1997	3	16200	N	N	15112 285TH AVE NE
002	425400	0290	2/4/05	\$406,600	2530	0	8	1998	3	16200	N	N	15131 286TH AVE NE
002	425400	0540	7/24/06	\$532,000	2530	0	8	1997	3	14178	N	N	15218 287TH AVE NE
002	425400	0660	3/29/05	\$403,000	2530	0	8	1997	3	17779	N	N	28614 NE 153RD ST
002	425400	0680	8/11/05	\$425,500	2530	0	8	1998	3	14055	N	N	15303 286TH AVE NE
002	147280	0050	5/19/04	\$352,000	2550	0	8	1992	3	14040	N	N	28303 NE 146TH ST
002	778792	0080	12/14/05	\$439,590	2570	0	8	2006	3	9962	N	N	14206 284TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	778792	0110	11/10/05	\$369,915	2570	0	8	2005	3	9180	N	N	28530 NE RONEY RD
002	778792	0160	12/9/05	\$377,485	2570	0	8	2006	3	7412	N	N	14106 284TH PL NE
002	778792	0220	5/4/06	\$463,415	2570	0	8	2006	3	8796	N	N	14202 284TH PL NE
002	778792	0240	4/25/06	\$463,635	2570	0	8	2006	3	10279	N	N	14209 284TH PL NE
002	147280	0460	8/10/06	\$550,000	2620	610	8	1992	3	11908	N	N	28224 NE 146TH ST
002	147280	0460	8/18/04	\$408,500	2620	610	8	1992	3	11908	N	N	28224 NE 146TH ST
002	025552	0160	6/14/06	\$513,876	2629	928	8	2006	3	12936	N	N	15229 272ND PL NE
002	025552	0200	12/1/05	\$469,772	2629	928	8	2006	3	11998	N	N	15209 272ND PL NE
002	856745	0180	2/18/04	\$399,950	2630	0	8	2003	3	9216	N	N	27819 NE 153RD PL
002	147280	0040	3/21/06	\$465,000	2640	0	8	1992	3	14040	N	N	28311 NE 146TH ST
002	151790	0050	4/10/06	\$528,000	2640	0	8	2004	3	9252	N	N	27530 NE 150TH PL
002	151790	0050	11/12/04	\$379,569	2640	0	8	2004	3	9252	N	N	27530 NE 150TH PL
002	778792	0090	11/14/05	\$389,350	2640	0	8	2006	3	9553	N	N	14126 284TH PL NE
002	856746	0040	12/1/04	\$409,000	2640	0	8	2003	3	8307	N	N	15322 277TH PL NE
002	151790	0100	11/11/04	\$413,808	2680	0	8	2004	3	10590	N	N	15116 275TH CT NE
002	856745	0250	9/19/05	\$470,000	2700	0	8	2001	3	7380	N	N	27811 NE 154TH ST
002	132606	9225	6/1/04	\$407,000	2710	0	8	2004	3	7924	N	N	27405 NE 150TH ST
002	025552	0010	4/3/06	\$453,000	2732	0	8	2006	3	7882	N	N	15233 273RD DR NE
002	213120	0220	12/7/05	\$529,950	2740	0	8	2005	3	5000	N	N	26938 VIRGINIA ST
002	151790	0090	7/30/04	\$390,944	2750	0	8	2004	3	9664	N	N	15112 275TH CT NE
002	856745	0080	1/6/06	\$545,000	2755	0	8	2001	3	11612	N	N	15420 279TH PL NE
002	803535	0060	8/17/06	\$559,000	2770	0	8	2003	3	7540	N	N	16102 270TH PL NE
002	803535	0060	4/1/04	\$380,100	2770	0	8	2003	3	7540	N	N	16102 270TH PL NE
002	803535	0100	7/26/04	\$425,000	2770	1060	8	2003	3	10831	Y	N	16015 271ST PL NE
002	803535	0140	9/23/05	\$460,000	2770	0	8	2003	3	10947	Y	N	16000 271ST PL NE
002	803535	0140	7/19/04	\$382,600	2770	0	8	2003	3	10947	Y	N	16000 271ST PL NE
002	803535	0280	12/5/06	\$570,000	2770	1060	8	2003	3	9908	N	N	16109 270TH PL NE
002	803535	0280	4/23/04	\$426,290	2770	1060	8	2003	3	9908	N	N	16109 270TH PL NE
002	856745	0060	5/25/06	\$615,000	2800	0	8	2001	3	12831	N	N	15415 279TH PL NE
002	856745	0230	7/26/04	\$408,000	2810	0	8	2001	3	9020	N	N	27829 NE 154TH ST
002	553560	0140	2/3/04	\$400,000	2820	0	8	2001	3	10459	N	N	14826 272ND PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	553560	0160	7/28/05	\$499,000	2820	0	8	2002	3	10459	N	N	14918 272ND PL NE
002	553560	0320	10/13/04	\$450,000	2820	0	8	2003	3	8023	N	N	27324 NE 146TH PL
002	553560	0570	1/28/04	\$410,950	2820	0	8	2001	3	5708	N	N	27428 NE 150TH ST
002	329690	0130	8/17/05	\$447,950	2830	0	8	1993	3	13760	N	N	27521 NE 146TH LN
002	025552	0020	10/4/06	\$545,000	2835	0	8	2006	3	6568	N	N	15227 273RD DR NE
002	025552	0050	7/21/06	\$503,280	2835	0	8	2006	3	6843	N	N	15203 273RD DR NE
002	025552	0150	3/15/06	\$522,714	2835	0	8	2006	3	9972	N	N	15233 272ND PL NE
002	856745	0050	7/21/04	\$426,950	2840	0	8	2001	3	10015	N	N	27834 NE 154TH ST
002	553560	0190	12/1/05	\$585,000	2850	0	8	2002	3	7500	N	N	14915 273RD PL NE
002	553560	0230	9/18/06	\$580,000	2850	0	8	2002	3	11851	N	N	27228 NE 148TH WAY
002	553560	0250	4/22/04	\$417,000	2850	0	8	2002	3	7508	N	N	27231 NE 148TH WAY
002	553560	0310	1/14/04	\$412,103	2850	0	8	2003	3	7448	N	N	14701 274TH WAY NE
002	553560	0440	8/15/05	\$469,950	2850	0	8	2003	3	8021	N	N	27424 NE 147TH CT
002	553560	0470	7/11/06	\$589,950	2850	0	8	2003	3	9284	N	N	14716 274TH WAY NE
002	778792	0030	10/3/05	\$443,370	2860	0	8	2005	3	11183	N	N	14224 284TH PL NE
002	778792	0270	10/3/05	\$426,895	2860	0	8	2005	3	9300	N	N	14129 284TH PL NE
002	778792	0100	9/11/06	\$540,000	2884	0	8	2006	3	9546	N	N	12124 284TH PL NE
002	778792	0100	4/4/06	\$468,930	2884	0	8	2006	3	9546	N	N	12124 284TH PL NE
002	778792	0170	6/1/06	\$490,030	2884	0	8	2006	3	10438	N	N	14112 284TH PL NE
002	778792	0230	11/10/05	\$403,230	2884	0	8	2006	3	13104	N	N	14215 284TH PL NE
002	132606	9224	5/7/04	\$397,600	2890	0	8	2004	3	7835	N	N	27411 NE 150TH ST
002	803535	0040	12/14/04	\$410,000	2890	90	8	2004	3	8409	N	N	16022 270TH PL NE
002	803535	0160	7/7/04	\$398,300	2890	90	8	2003	3	9232	Y	N	16008 271ST PL NE
002	278725	0120	6/29/05	\$470,000	2950	0	8	1996	3	15854	N	N	14326 274TH PL NE
002	025552	0030	1/20/06	\$473,865	2952	0	8	2006	3	6795	N	N	15223 273RD DR NE
002	025552	0240	12/1/05	\$438,000	2952	0	8	2006	3	13120	N	N	15218 273RD DR NE
002	553560	0080	1/20/04	\$417,495	2980	0	8	2003	3	7700	N	N	14921 272ND PL NE
002	553560	0040	1/17/06	\$580,000	2990	0	8	2003	3	9100	N	N	15023 272ND PL NE
002	553560	0390	8/9/06	\$615,000	2990	0	8	2003	3	9468	N	N	27327 NE 146TH PL
002	553560	0390	2/5/04	\$387,745	2990	0	8	2003	3	9468	N	N	27327 NE 146TH PL
002	778792	0200	3/6/06	\$516,195	3016	0	8	2006	3	8651	N	N	14128 284TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	778792	0210	3/21/06	\$516,520	3016	0	8	2006	3	7852	N	N	14134 284TH PL NE
002	278725	0170	11/7/05	\$512,000	3020	0	8	1996	3	14564	N	N	27227 NE 143RD CT
002	803535	0010	12/21/04	\$401,500	3020	160	8	2004	3	13348	Y	N	16002 270TH PL NE
002	803535	0030	3/24/05	\$443,000	3020	30	8	2004	3	8126	Y	N	16016 270TH PL NE
002	803535	0050	6/24/04	\$427,000	3020	0	8	2003	3	8223	N	N	16028 270TH PL NE
002	856746	0090	3/9/04	\$373,000	3050	0	8	2003	3	7612	N	N	27730 NE 154TH PL
002	553560	0260	4/27/05	\$470,000	3090	0	8	2003	3	7099	N	N	27305 NE 148TH WAY
002	553560	0700	8/23/05	\$505,000	3090	0	8	2002	3	7708	N	N	27312 NE 151ST PL
002	553560	0590	4/5/06	\$610,000	3100	0	8	2001	3	7459	N	N	27410 NE 150TH ST
002	856745	0140	8/2/05	\$491,900	3100	0	8	2002	3	10189	N	N	15310 279TH PL NE
002	278725	0090	2/6/06	\$525,000	3130	0	8	1996	3	15101	N	N	14308 274TH PL NE
002	553560	0050	6/13/06	\$615,000	3160	0	8	2003	3	9033	N	N	15015 272ND PL NE
002	803535	0110	10/6/06	\$575,400	3160	0	8	2003	3	10042	Y	N	16009 271ST PL NE
002	803535	0320	8/14/06	\$575,000	3160	0	8	2003	3	13603	N	N	16011 270TH PL NE
002	025552	0040	9/23/05	\$445,500	3170	0	8	2005	3	7747	N	N	15211 273RD DR NE
002	553560	0670	3/15/05	\$464,000	3180	0	8	2002	3	8046	N	N	27303 NE 151ST PL
002	025552	0210	11/8/05	\$489,265	3190	1550	8	2005	3	14065	N	N	15205 272ND PL NE
002	778792	0190	2/28/06	\$478,880	3220	0	8	2006	3	9090	N	N	14122 284TH PL NE
002	778792	0250	7/5/06	\$540,995	3220	0	8	2006	3	9328	N	N	14201 284TH PL NE
002	778792	0050	2/6/06	\$457,545	3224	0	8	2006	3	9075	N	N	14214 284TH PL NE
002	778792	0180	6/27/06	\$516,015	3224	0	8	2006	3	10572	N	N	14118 284TH PL NE
002	778792	0280	12/6/05	\$442,565	3224	0	8	2005	3	9300	N	N	14125 284TH PL NE
002	803535	0080	11/19/04	\$433,800	3280	0	8	2004	3	8358	Y	N	16031 271ST PL NE
002	025552	0080	10/26/05	\$471,246	3290	0	8	2005	3	7801	N	N	15226 272ND PL NE
002	025552	0090	5/12/06	\$503,689	3340	0	8	2006	3	8213	N	N	15230 272ND PL NE
002	778792	0010	7/19/06	\$591,705	3400	0	8	2006	3	13998	N	N	14223 284TH PL NE
002	778792	0020	10/28/05	\$453,195	3400	0	8	2005	3	19080	N	N	14219 284TH PL NE
002	778792	0140	3/24/06	\$569,605	3400	0	8	2005	3	7800	N	N	28508 NE RONEY RD
002	778792	0260	11/10/05	\$459,470	3400	0	8	2005	3	9300	N	N	14133 284TH PL NE
002	778792	0040	4/14/06	\$514,205	3420	0	8	2006	3	9646	N	N	14220 284TH PL NE
002	778792	0150	11/2/06	\$615,000	3420	0	8	2005	3	8056	N	N	14102 284TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	778792	0150	2/14/06	\$532,540	3420	0	8	2005	3	8056	N	N	14102 284TH PL NE
002	278725	0070	7/15/04	\$390,000	3430	0	8	1996	3	15097	N	N	14224 274TH PL NE
002	025552	0220	1/6/06	\$464,150	3438	0	8	2006	3	9443	N	N	15200 273RD DR NE
002	025552	0230	9/1/05	\$453,463	3480	0	8	2005	3	11593	N	N	15214 273RD DR NE
002	025552	0250	9/1/05	\$496,131	3480	0	8	2005	3	11746	N	N	15220 273RD DR NE
002	025552	0190	6/20/06	\$534,394	3500	1140	8	2006	3	9159	N	N	15215 272ND PL NE
002	856746	0120	7/28/05	\$552,000	3520	0	8	2003	3	17037	N	N	15431 277TH PL NE
002	778792	0120	1/17/06	\$475,500	3544	0	8	2005	2	7800	N	N	28522 NE RONEY RD
002	025552	0170	12/8/05	\$486,800	3555	1500	8	2005	3	10972	N	N	15225 272ND PL NE
002	025552	0260	11/4/05	\$483,800	3570	0	8	2005	3	14648	N	N	15226 273RD DR NE
002	856804	0030	3/6/06	\$443,950	1900	0	9	1997	3	47045	N	N	27915 NE 157TH ST
002	152270	0090	9/16/04	\$379,900	2070	0	9	1998	3	14013	N	N	28431 NE 149TH PL
002	856800	0040	8/14/04	\$390,000	2110	0	9	1994	3	20656	N	N	28217 NE 151ST ST
002	152270	0010	4/27/04	\$376,000	2130	0	9	1998	3	14001	N	N	28406 NE 149TH PL
002	131330	0170	5/3/04	\$369,950	2190	0	9	1993	3	14000	N	N	14818 283RD PL NE
002	131330	0460	3/24/04	\$365,000	2240	0	9	1992	3	11901	N	N	28210 NE 148TH PL
002	131330	0060	4/11/05	\$425,000	2250	0	9	1992	3	14021	N	N	27933 NE 148TH PL
002	131330	0260	8/16/05	\$474,900	2250	0	9	1993	3	14056	N	N	14920 282ND PL NE
002	131330	0300	1/6/05	\$385,000	2250	0	9	1992	3	14149	N	N	14916 281ST PL NE
002	856801	0030	8/14/06	\$600,000	2250	0	9	1997	3	17269	N	N	15213 Manion Way NE
002	131330	0350	4/2/04	\$363,500	2300	0	9	1991	3	14058	N	N	14918 280TH PL NE
002	131330	0120	12/7/04	\$399,000	2310	0	9	1992	3	14001	N	N	28225 NE 148TH PL
002	131330	0380	7/22/04	\$380,000	2330	0	9	1992	3	13446	N	N	28101 NE 149TH PL
002	856801	0160	6/1/06	\$580,000	2350	0	9	1996	3	18568	N	N	15430 MANION WAY NE
002	131330	0160	11/9/06	\$500,100	2360	0	9	1993	3	14002	N	N	14810 283RD PL NE
002	131330	0160	3/22/05	\$429,000	2360	0	9	1993	3	14002	N	N	14810 283RD PL NE
002	131330	0070	4/25/05	\$435,000	2380	0	9	1991	3	14001	N	N	28003 NE 148TH PL
002	856802	0120	12/1/05	\$520,000	2400	0	9	1998	3	15488	N	N	27642 NE 156TH PL
002	131330	0010	7/21/06	\$519,000	2410	0	9	1991	3	14007	N	N	14931 280TH PL NE
002	856801	0080	2/17/04	\$415,000	2410	0	9	1997	3	20143	N	N	28005 NE 153RD PL
002	131330	0480	10/18/05	\$479,500	2470	0	9	1992	3	11904	N	N	28020 NE 148TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	856800	0030	6/30/04	\$419,950	2470	0	9	1994	3	21193	N	N	28225 NE 151ST ST
002	856801	0320	6/20/06	\$575,900	2480	0	9	1995	3	28270	N	N	15120 283RD PL NE
002	131330	0280	7/12/06	\$520,000	2490	0	9	1993	3	11901	N	N	14905 282ND PL NE
002	131330	0080	6/3/05	\$460,000	2520	0	9	1992	3	14001	N	N	28015 NE 148TH PL
002	131330	0290	7/17/06	\$559,950	2520	0	9	1992	3	11901	N	N	14908 281ST PL NE
002	152270	0060	4/26/06	\$596,900	2520	0	9	1999	3	14021	N	N	28509 NE 149TH PL
002	131330	0400	9/7/05	\$467,950	2530	0	9	1993	3	13446	N	N	28201 NE 149TH PL
002	856802	0550	1/3/06	\$545,000	2530	0	9	1997	3	14421	N	N	27806 NE 156TH PL
002	213070	1310	12/1/06	\$695,000	2540	1430	9	1999	3	10100	Y	N	26615 NE BIRD ST
002	152270	0080	10/27/05	\$498,000	2550	0	9	1998	3	13999	N	N	28503 NE 149TH PL
002	152270	0080	12/26/04	\$432,950	2550	0	9	1998	3	13999	N	N	28503 NE 149TH PL
002	131330	0490	8/15/06	\$519,500	2630	0	9	1992	3	14003	N	N	14810 280TH PL NE
002	856801	0240	6/17/05	\$550,000	2640	0	9	1995	3	23152	N	N	28122 NE 152ND PL
002	856802	0040	6/26/06	\$609,995	2730	0	9	1997	3	15078	N	N	27819 NE 156TH PL
002	856802	0040	10/22/04	\$446,000	2730	0	9	1997	3	15078	N	N	27819 NE 156TH PL
002	856800	0190	4/7/04	\$429,950	2760	0	9	1994	3	16661	N	N	28030 NE 151ST PL
002	856802	0570	2/23/05	\$448,500	2760	0	9	1996	3	15414	N	N	27826 NE 156TH PL
002	856802	0380	5/19/05	\$530,000	2810	0	9	1999	3	23609	N	N	16031 277TH PL NE
002	856802	0510	6/10/05	\$519,750	2820	0	9	1999	3	15255	N	N	15704 278TH AVE NE
002	856802	0010	10/24/05	\$544,500	2840	0	9	1996	3	13950	N	N	15518 MANION WAY NE
002	856803	0220	11/3/05	\$530,000	2850	0	9	1997	3	29296	N	N	27908 NE 157TH PL
002	856803	0130	7/6/04	\$560,000	2880	1100	9	1999	3	16902	N	N	15932 MANION WAY NE
002	856802	0540	7/25/05	\$534,950	2910	0	9	1998	3	18529	N	N	15614 278TH AVE NE
002	856803	0240	1/3/06	\$605,000	2940	0	9	1997	3	18193	N	N	15622 MANION WAY NE
002	856802	0280	6/9/04	\$480,000	3030	0	9	1999	3	14285	N	N	27614 NE 158TH PL
002	856802	0500	10/19/05	\$579,950	3050	0	9	1999	3	14923	N	N	15714 278TH AVE NE
002	856802	0130	4/25/06	\$630,000	3090	0	9	1998	3	18777	N	N	27628 NE 156TH PL
002	856802	0270	6/12/06	\$617,000	3100	0	9	1999	3	16244	N	N	27608 NE 158TH PL
002	856802	0290	9/20/05	\$534,950	3190	0	9	1999	3	15574	N	N	27620 NE 158TH PL
002	856803	0210	12/20/04	\$554,950	3360	0	9	1998	3	27918	N	N	15730 MANION WAY NE
002	202607	9017	9/12/05	\$654,000	3450	0	9	2005	3	111949	N	N	13415 BATTEN RD NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	856803	0160	10/17/05	\$648,000	3590	0	9	1999	3	29400	N	N	15912 MANION WAY NE
003	404720	0935	8/2/04	\$147,500	580	0	4	1958	3	22597	N	N	32707 NE 195TH ST
003	154950	0312	11/30/04	\$274,450	1770	0	4	1983	3	101494	N	N	31960 NE 169TH ST
003	222607	9048	6/8/04	\$240,000	560	0	5	1985	3	201682	N	N	13220 KELLY RD NE
003	404720	0810	4/24/06	\$260,000	830	0	5	1965	5	22553	N	N	19437 324TH AVE NE
003	404720	0810	6/9/04	\$218,000	830	0	5	1965	5	22553	N	N	19437 324TH AVE NE
003	222607	9047	5/6/05	\$198,000	920	0	5	1935	3	218916	N	N	33552 NE STOSSEL CREEK WAY
003	202607	9024	5/25/06	\$254,655	1110	0	5	1958	3	67082	N	N	13610 ODELL RD NE
003	282607	9032	4/4/05	\$260,000	1190	0	5	1937	3	197762	N	N	12827 ODELL RD NE
003	404720	0310	6/10/05	\$250,500	510	0	6	1960	3	12360	N	Y	20021 330TH AVE NE
003	322607	9066	7/21/04	\$275,000	820	820	6	1984	4	213879	Y	N	29851 NE 107TH ST
003	155000	0040	5/20/05	\$422,000	900	0	6	1939	5	370468	N	N	18519 312TH AVE NE
003	282607	9052	7/25/05	\$224,950	900	0	6	1931	3	110207	N	N	31002 NE 116TH ST
003	155000	0600	3/12/04	\$253,000	950	0	6	1981	3	211013	N	N	20015 320TH AVE NE
003	404720	0950	11/18/04	\$210,000	1000	0	6	1960	3	31505	N	N	32823 NE 195TH ST
003	122606	9042	8/17/06	\$455,000	1090	0	6	1978	3	254826	N	N	27033 NE CHERRY VALLEY RD
003	404720	0985	12/6/04	\$213,000	1110	0	6	1984	3	17026	N	N	19732 330TH AVE NE
003	404720	0105	8/8/05	\$520,000	1120	340	6	1995	3	23070	Y	Y	19920 324TH AVE NE
003	154600	0250	2/28/05	\$300,000	1200	0	6	1982	3	76230	N	N	31455 NE 176TH PL
003	155000	0210	3/16/05	\$379,950	1290	0	6	1969	3	425944	N	N	18815 320TH AVE NE
003	404720	0205	5/18/06	\$425,000	1370	0	6	1975	3	21258	Y	Y	32533 NE 202ND ST
003	272607	9047	11/22/04	\$287,950	1390	0	6	1988	3	46609	N	N	32527 NE 120TH ST
003	082607	9098	7/18/06	\$497,000	1800	900	6	1991	3	218222	N	N	30408 NE 183RD ST
003	404720	0320	8/1/06	\$430,000	710	0	7	1971	5	14250	Y	Y	20009 330TH AVE NE
003	404720	0320	1/13/04	\$300,000	710	0	7	1971	5	14250	Y	Y	20009 330TH AVE NE
003	404720	0945	10/31/06	\$353,500	760	0	7	2003	3	26304	N	N	32807 NE 195TH ST
003	142607	9055	4/19/06	\$379,000	920	0	7	1992	3	144183	N	N	15416 344TH AVE NE
003	155810	0398	2/28/06	\$440,000	1070	0	7	1940	4	250470	N	N	18949 MOUNTAIN VIEW RD NE
003	154950	0360	6/22/04	\$294,950	1160	460	7	1993	3	209523	N	N	17420 MOUNTAIN VIEW RD NE
003	404720	0380	5/28/06	\$525,000	1160	0	7	1976	3	19650	Y	Y	19807 330TH AVE NE
003	212607	9129	7/12/06	\$410,000	1230	400	7	1990	3	40693	N	N	32021 NE 139TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	212607	9085	12/9/05	\$389,000	1300	620	7	1983	3	198198	N	N	31801 NE 139TH ST
003	212607	9148	5/8/06	\$505,000	1310	1260	7	1996	3	46173	N	N	31022 NE 141ST ST
003	212607	9148	3/17/04	\$325,000	1310	1260	7	1996	3	46173	N	N	31022 NE 141ST ST
003	052607	9030	2/23/06	\$402,000	1320	0	7	1985	3	319730	N	N	20456 MOUNTAIN VIEW RD NE
003	162607	9043	8/17/05	\$299,000	1320	0	7	1997	3	10075	N	N	31905 NE 162ND ST
003	154950	0156	4/6/04	\$276,500	1330	310	7	1990	3	35100	N	N	31783 NE 171ST ST
003	404720	0550	4/4/06	\$581,600	1350	340	7	1964	3	16698	Y	Y	32730 NE 195TH ST
003	212607	9051	3/18/05	\$449,950	1370	960	7	1981	2	205028	N	N	31001 NE 139TH ST
003	282607	9061	5/4/04	\$305,000	1400	0	7	1973	3	186872	N	N	30820 NE BIG ROCK RD
003	302607	9031	6/1/04	\$280,000	1410	0	7	1981	3	47916	N	N	12930 276TH WAY NE
003	078270	0150	11/15/06	\$325,000	1440	0	7	1977	3	45302	N	N	31720 NE 123RD ST
003	154950	0392	8/25/05	\$500,000	1440	0	7	1996	3	86989	N	N	17626 315TH CT NE
003	404720	0625	7/20/04	\$290,000	1460	0	7	1991	3	25000	N	N	20014 330TH AVE NE
003	052607	9026	6/21/04	\$295,000	1480	0	7	1974	3	318860	N	N	20325 MOUNTAIN VIEW RD NE
003	212607	9106	8/5/04	\$335,000	1500	0	7	1990	3	207333	N	N	14311 311TH AVE NE
003	212607	9131	7/23/04	\$319,900	1500	0	7	1992	3	35213	N	N	31111 NE 141ST ST
003	212607	9007	3/4/05	\$285,000	1520	0	7	1992	3	66211	N	N	31043 NE 143RD ST
003	404720	0445	8/12/04	\$365,000	1520	150	7	1984	3	14333	Y	Y	19639 330TH AVE NE
003	282607	9143	3/2/06	\$349,000	1580	0	7	1990	3	35001	N	N	32302 NE BIG ROCK RD
003	082607	9059	1/25/05	\$370,000	1610	0	7	1981	3	199069	N	N	29814 NE 173RD ST
003	154950	0321	7/30/04	\$279,950	1630	0	7	1989	3	44024	N	N	31809 NE 171ST ST
003	154950	0142	8/3/06	\$399,950	1650	0	7	1989	3	45321	N	N	31780 NE 171ST ST
003	302607	9007	5/26/06	\$412,000	1650	0	7	1989	3	104108	N	N	28002 NE 124TH ST
003	155810	0390	4/25/06	\$449,900	1660	0	7	1997	3	43200	N	N	30455 NE 190TH ST
003	272607	9065	7/20/05	\$415,000	1660	0	7	1980	3	272250	N	N	11818 325TH AVE NE
003	212607	9081	11/10/05	\$390,000	1700	0	7	1995	3	121279	N	N	13512 317TH AVE NE
003	154950	0146	4/22/04	\$278,000	1740	0	7	1989	3	45319	N	N	31736 NE 171ST ST
003	154950	0143	2/23/06	\$364,000	1770	0	7	1981	3	47753	N	N	31775 NE 171ST ST
003	212607	9139	6/23/05	\$365,000	1770	0	7	1990	3	38373	N	N	31002 NE 143RD ST
003	212607	9083	6/17/05	\$387,500	1780	0	7	1995	3	102192	N	N	13410 317TH AVE NE
003	155000	0660	3/3/06	\$515,000	1800	0	7	1994	3	425581	N	N	20101 324TH AVE NE

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003	155000	0660	8/11/04	\$452,500	1800	0	7	1994	3	425581	N	N	20101 324TH AVE NE
003	404720	0515	8/25/05	\$455,000	1990	0	7	1964	3	11675	N	Y	32850 NE 195TH ST
003	302607	9045	8/10/06	\$495,000	2000	0	7	1981	3	226512	N	N	28920 NE 124TH ST
003	212607	9050	9/15/05	\$442,400	2010	0	7	1981	3	217100	N	N	30937 NE 139TH ST
003	212607	9141	6/12/06	\$440,000	2010	0	7	1990	3	39598	N	N	31007 NE 143RD ST
003	302607	9016	1/26/05	\$537,000	2030	2030	7	1991	3	669081	N	N	11917 278TH AVE NE
003	162607	9106	9/27/04	\$525,000	2120	0	7	1981	3	217800	Y	N	31229 NE 155TH ST
003	272607	9070	6/1/05	\$411,000	2130	1370	7	1990	3	44431	N	N	32414 NE 120TH ST
003	142607	9035	7/28/06	\$500,000	2310	910	7	1982	3	209088	N	N	14610 344TH AVE NE
003	292607	9048	2/22/06	\$600,000	2340	0	7	1980	3	216493	N	N	12950 297TH PL NE
003	212607	9015	8/10/05	\$540,000	2430	0	7	1999	3	213008	N	N	13328 317TH AVE NE
003	212607	9015	10/1/04	\$505,000	2430	0	7	1999	3	213008	N	N	13328 317TH AVE NE
003	212607	9089	4/22/05	\$397,500	2480	0	7	1994	3	103159	N	N	13315 322ND AVE NE
003	282607	9087	7/19/05	\$470,000	2500	0	7	1981	3	108028	N	N	31030 NE 130TH ST
003	162607	9108	12/1/06	\$622,000	2540	0	7	1985	3	217800	N	N	31419 NE 155TH ST
003	212607	9008	8/19/05	\$517,000	2550	0	7	1990	3	212114	N	N	31515 NE 141ST ST
003	212607	9008	12/17/04	\$446,000	2550	0	7	1990	3	212114	N	N	31515 NE 141ST ST
003	155810	0200	11/12/04	\$610,000	1220	790	8	2001	3	360000	Y	N	19419 MOUNTAIN VIEW RD NE
003	404720	0300	4/19/06	\$625,000	1355	1250	8	2003	3	12030	Y	Y	20101 330TH AVE NE
003	322607	9047	7/2/04	\$379,000	1450	0	8	1985	3	83338	Y	N	10445 302ND WAY NE
003	212607	9126	1/26/04	\$305,000	1500	0	8	1988	3	44699	N	N	13918 322ND AVE NE
003	162607	9154	8/17/06	\$545,000	1505	500	8	2003	3	251341	N	N	16103 KELLY RD NE
003	155810	0480	8/9/05	\$402,500	1530	0	8	1997	3	156090	N	N	29530 NE 185TH ST
003	404720	0545	12/29/05	\$595,000	1560	0	8	2000	3	13508	Y	Y	32802 NE 195TH ST
003	212607	9098	4/1/04	\$379,950	1600	0	8	1990	3	189050	N	N	31131 NE 141ST ST
003	155810	0490	12/9/04	\$389,000	1610	0	8	1983	3	424674	N	N	29505 NE 189TH ST
003	162607	9153	1/20/04	\$440,000	1640	0	8	1994	3	260053	N	N	16107 KELLY RD NE
003	162607	9060	3/16/05	\$449,900	1650	1180	8	1976	3	350359	N	N	15414 KELLY RD NE
003	082607	9040	10/27/04	\$540,000	1760	940	8	2003	3	105415	N	N	17818 292ND AVE NE
003	404720	0045	4/20/05	\$545,000	1760	200	8	1987	3	21266	Y	Y	19726 324TH AVE NE
003	154950	0205	4/14/05	\$657,900	1900	1400	8	1997	3	407924	N	N	31330 NE 165TH ST

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154950	0154	3/9/04	\$340,450	1940	0	8	1989	3	35750	N	N	31733 NE 171ST ST
003	222607	9079	4/3/06	\$575,000	2040	0	8	1984	3	201247	N	N	32517 NE 134TH ST
003	162607	9158	2/24/06	\$402,000	2050	0	8	1989	3	39999	N	N	31408 NE 163RD ST
003	282607	9147	4/25/05	\$410,000	2080	0	8	1996	3	46929	N	N	31625 NE 129TH ST
003	142607	9032	9/8/05	\$400,000	2100	0	8	1993	3	217800	N	N	14906 346TH AVE NE
003	154950	0186	12/14/04	\$365,000	2100	0	8	1999	3	30800	N	N	31536 NE CHERRY VALLEY RD
003	282607	9101	5/3/06	\$525,000	2140	0	8	1994	3	44001	N	N	31603 NE 129TH ST
003	162607	9109	5/17/05	\$585,200	2160	0	8	1998	3	464038	Y	N	15119 312TH AVE NE
003	155000	0357	11/22/05	\$525,000	2270	0	8	1997	3	86694	N	N	19822 312TH AVE NE
003	155810	0340	6/1/05	\$460,000	2290	0	8	1978	3	403123	Y	N	19229 303RD PL NE
003	202607	9033	8/8/06	\$502,000	2290	0	8	1992	3	52272	N	N	30536 NE 136TH PL
003	272607	9041	9/25/06	\$670,000	2300	0	8	1984	3	272250	N	N	11628 325TH AVE NE
003	282607	9149	8/10/05	\$489,950	2370	0	8	1994	3	46899	N	N	12802 318TH AVE NE
003	322607	9034	10/19/04	\$512,500	2410	0	8	1990	3	204732	N	N	10328 302ND WAY NE
003	222607	9055	8/6/04	\$505,000	2440	380	8	1992	3	206440	Y	N	33018 NE 140TH PL
003	222607	9075	6/27/05	\$545,000	2460	0	8	1988	3	407051	N	N	32808 NE 134TH ST
003	404720	0905	6/9/05	\$429,000	2480	0	8	1995	3	45738	Y	N	19403 327TH AVE NE
003	154950	0195	12/4/06	\$520,000	2540	0	8	1998	3	114998	N	N	16719 315TH PL NE
003	154950	0189	11/3/05	\$550,000	2680	0	8	1998	3	132858	N	N	16770 315TH PL NE
003	861190	0090	7/1/05	\$499,000	2690	0	8	1986	3	396831	N	N	28215 NE 120TH ST
003	282607	9017	11/1/05	\$671,000	2720	0	8	1995	3	350222	N	N	31102 NE BIG ROCK RD
003	212607	9133	6/20/04	\$410,000	2800	0	8	1992	3	39942	N	N	31209 NE 141ST ST
003	252606	9094	9/13/05	\$550,000	2890	0	8	2002	3	218210	N	N	12205 269TH WAY NE
003	282607	9063	2/28/06	\$510,000	3290	0	8	1988	3	22425	N	N	31920 NE BIG ROCK RD
003	212607	9154	8/18/05	\$500,000	3390	0	8	1993	3	59241	N	N	13604 317TH AVE NE
003	282607	9130	4/11/05	\$647,500	3430	0	8	1989	3	206474	Y	N	12505 318TH AVE NE
003	222607	9062	5/11/06	\$620,000	1720	1060	9	2006	3	218671	N	N	13725 338TH AVE NE
003	152607	9023	3/1/06	\$500,000	2190	0	9	1991	3	213712	N	N	32819 NE 147TH ST
003	404720	0490	9/15/05	\$535,000	2410	0	9	1999	3	14222	N	Y	19525 330TH AVE NE
003	162607	9148	3/13/06	\$605,000	2610	0	9	2004	3	108900	N	N	32103 NE 157TH CT
003	162607	9148	3/23/04	\$495,000	2610	0	9	2004	3	108900	N	N	32103 NE 157TH CT

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154950	0272	12/28/04	\$525,000	2630	0	9	2004	3	77972	N	N	31611 NE CHERRY VALLEY RD
003	282607	9003	7/30/04	\$517,000	2700	0	9	1988	3	206474	Y	N	12425 318TH AVE NE
003	082607	9052	8/30/05	\$625,000	2810	0	9	1999	3	216928	Y	N	30211 NE 178TH PL
003	272607	9005	7/27/06	\$582,500	2850	0	9	2001	3	217800	N	N	12808 328TH AVE NE
003	342607	9026	8/9/05	\$639,950	3120	0	9	2005	3	92783	N	N	32406 NE BIG ROCK RD
003	155000	0200	9/1/04	\$515,000	3140	0	9	1992	3	190792	N	N	18801 320TH AVE NE
003	342607	9065	8/1/05	\$651,545	3230	0	9	2005	3	35918	N	N	32422 NE BIG ROCK RD
003	322607	9091	7/20/05	\$692,841	3680	0	9	1994	3	203860	N	N	10212 302ND WAY NE
003	082607	9100	11/7/06	\$899,991	3870	1470	9	1999	3	871200	N	N	30025 NE 172ND ST
003	312607	9048	3/24/04	\$760,000	3140	1160	10	2000	3	438213	Y	N	28933 NE 112TH WAY
003	302607	9029	6/16/04	\$627,950	3390	0	10	2004	3	239580	N	N	12512 277TH PL NE
003	302607	9046	3/2/04	\$595,000	4260	0	10	1991	3	244807	N	N	28816 NE 124TH ST

Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	062507	9014	11/16/05	\$1,512,000	IMP COUNT;OPEN SPACE/OPEN SPACE DESIGNATION CONT
001	062607	9012	9/3/04	\$117,200	DOR RATIO;IMP COUNT;OPEN SPACE/QUIT CLAIM DEED;
001	062607	9027	1/5/06	\$850,000	PERS MH;OPEN SPACE/OK'D AFTER SALE; MOBILE HOME
001	072507	9066	3/29/04	\$135,000	DOR RATIO;%COMPL
001	072607	9005	9/15/04	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	072607	9016	9/13/04	\$133,000	DOR RATIO;OPEN SPACE/OPEN SPACE DESIGNATION CONT
001	082607	9078	8/24/04	\$70,000	DOR RATIO
001	172607	9019	4/26/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	312607	9013	4/18/05	\$425,000	OPEN SPACE/ESTATE ADMIN, GUARDIAN; OPEN SPACE
001	362606	9004	10/28/04	\$70,000	DOR RATIO;IMP COUNT;OPEN SPACE/
001	362606	9008	10/25/04	\$29,900	DOR RATIO;IMP COUNT;%NETCOND;OPEN SPACE/
002	011290	0010	10/4/06	\$439,450	ACTIVE PERMIT BEFORE SALE>25K
002	025555	0070	8/23/06	\$362,835	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	025555	0070	7/8/05	\$75,000	DOR RATIO;%COMPL
002	025555	0080	1/2/04	\$80,000	DOR RATIO
002	077680	0060	3/29/05	\$405,000	RELOCATION - SALE BY SERVICE
002	077680	0060	3/21/05	\$405,000	RELOCATION - SALE TO SERVICE
002	132606	9004	5/11/06	\$1,250,000	DOR RATIO
002	132606	9057	8/30/05	\$800,000	UNFIN AREA
002	132606	9121	7/22/04	\$290,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
002	144355	0090	8/10/06	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	147280	0310	12/7/05	\$442,000	RELOCATION - SALE BY SERVICE
002	147280	0310	12/7/05	\$442,000	RELOCATION - SALE TO SERVICE
002	155990	0140	9/8/05	\$349,950	QUESTIONABLE PER SALES IDENTIFICATION
002	182607	9050	10/4/04	\$495,000	OBSOL
002	187550	0140	1/16/04	\$64,696	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	212970	0150	4/5/06	\$55,942	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
002	213020	0030	9/22/05	\$315,000	RELOCATION - SALE BY SERVICE
002	213020	0030	9/6/05	\$315,000	RELOCATION - SALE TO SERVICE
002	213070	1350	10/11/04	\$180,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
002	213070	2060	9/18/06	\$178,959	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR;
002	213120	0355	2/22/05	\$215,000	DOR RATIO
002	213120	0845	6/23/04	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	213170	0755	1/3/06	\$900,000	DOR RATIO;MULTI-PARCEL SALE
002	213170	1500	9/3/04	\$185,000	NO MARKET EXPOSURE
002	213190	0090	8/30/05	\$70,695	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
002	213190	0090	8/30/05	\$70,695	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
002	213190	0090	8/30/05	\$70,695	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
002	213190	0130	7/14/05	\$67,117	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND;
002	213220	0380	9/21/06	\$104,027	DOR RATIO;QUIT CLAIM DEED
002	213301	0090	8/15/05	\$375,000	RELOCATION - SALE BY SERVICE
002	213301	0090	8/15/05	\$375,000	RELOCATION - SALE TO SERVICE
002	329690	0110	11/14/05	\$403,000	RELOCATION - SALE BY SERVICE
002	329690	0110	11/5/05	\$403,000	RELOCATION - SALE TO SERVICE
002	379340	0170	1/25/04	\$112,799	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
002	425400	0500	10/21/05	\$319,543	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	553560	0150	2/28/05	\$464,950	RELOCATION - SALE BY SERVICE
002	553560	0150	2/28/05	\$464,950	RELOCATION - SALE TO SERVICE
002	553560	0340	4/26/06	\$555,000	RELOCATION - SALE BY SERVICE
002	553560	0340	4/1/06	\$555,000	RELOCATION - SALE TO SERVICE
002	553560	0680	11/14/05	\$655,000	DOR RATIO;%NETCOND;PREVIMP<=25K
002	729799	0190	6/28/05	\$332,000	RELOCATION - SALE BY SERVICE
002	729799	0190	6/28/05	\$332,000	RELOCATION - SALE TO SERVICE
002	732620	0320	2/10/05	\$308,400	BANKRUPTCY - RECEIVER OR TRUSTEE
002	856802	0390	4/26/06	\$619,500	RELOCATION - SALE BY SERVICE
002	856802	0390	4/1/06	\$619,500	RELOCATION - SALE TO SERVICE
003	078270	0100	10/21/05	\$128,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;
003	152607	9039	4/7/05	\$370,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
003	154600	0090	11/3/04	\$207,000	DOR RATIO
003	154600	0240	7/6/05	\$215,000	PREVIMP<=25K
003	154950	0185	5/3/06	\$300,000	IMP COUNT;OBSOL;UNFIN AREA
003	155000	0115	12/6/05	\$145,500	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN,
003	155000	0530	4/28/05	\$625,000	RELOCATION - SALE BY SERVICE
003	155000	0530	4/28/05	\$625,000	RELOCATION - SALE TO SERVICE
003	155810	0370	1/20/06	\$459,000	IMP COUNT
003	155810	0398	6/11/04	\$235,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	162607	9107	1/7/05	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	172607	9057	4/22/04	\$114,027	DOR RATIO
003	182607	9033	9/7/05	\$265,000	UNFIN AREA
003	202607	9024	7/13/04	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	202607	9032	8/29/05	\$247,500	PREVIMP<=25K
003	202607	9058	9/11/06	\$173,000	OBSOL;QUIT CLAIM DEED; RELATED PARTY, FRIEND,
003	212607	9036	8/4/05	\$649,900	RELOCATION - SALE BY SERVICE
003	212607	9036	7/18/05	\$645,000	RELOCATION - SALE TO SERVICE
003	212607	9157	7/6/05	\$324,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	222607	9043	5/21/04	\$100,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST;
003	222607	9062	8/23/05	\$165,000	DOR RATIO
003	232607	9035	4/28/06	\$132,708	DOR RATIO;QUIT CLAIM DEED
003	252606	9044	5/2/05	\$181,764	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND,
003	252606	9055	9/16/05	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	252606	9095	1/25/05	\$788,900	RELOCATION - SALE BY SERVICE
003	252606	9095	1/24/05	\$788,900	RELOCATION - SALE TO SERVICE
003	252606	9097	2/10/05	\$740,000	RELOCATION - SALE BY SERVICE
003	252606	9097	1/21/05	\$740,000	RELOCATION - SALE TO SERVICE
003	252606	9098	2/26/04	\$160,000	DOR RATIO
003	252606	9102	1/12/05	\$175,000	DOR RATIO;%COMPL
003	252606	9105	2/24/04	\$125,000	DOR RATIO
003	262607	9080	4/20/05	\$959,500	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
003	272607	9053	7/30/04	\$154,706	DOR RATIO;QUIT CLAIM DEED
003	272607	9074	4/26/04	\$550,000	OPEN SPACE/
003	282607	9018	6/26/06	\$235,000	UNFIN AREA
003	282607	9064	5/17/05	\$32,593	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND,

Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	282607	9086	7/26/06	\$370,000	UNFIN AREA
003	282607	9086	3/24/04	\$259,000	UNFIN AREA
003	292607	9043	8/9/05	\$490,000	UNFIN AREA
003	322607	9059	6/9/06	\$679,950	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
003	404720	0950	6/18/05	\$105,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST;

Vacant Sales Used in this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	012606	9020	5/25/2004	\$195,000	3310560	N	N
1	072507	9006	5/16/2006	\$150,000	867715	N	N
1	082607	9010	9/16/2004	\$70,000	864666	N	N
1	082607	9089	3/30/2006	\$141,330	143748	N	N
1	122606	9050	6/28/2006	\$120,000	1665734	N	N
1	122606	9050	4/23/2004	\$119,420	1665734	N	N
1	122606	9051	8/30/2004	\$100,000	1524600	N	N
1	252606	9016	9/22/2004	\$100,000	1352538	N	N
2	025555	0060	12/20/2005	\$79,000	2532	Y	N
2	132606	9074	6/14/2005	\$1,905,000	241758	N	N
2	182607	9069	7/5/2005	\$155,000	103672	N	N
2	202607	9017	10/22/2004	\$115,000	111949	N	N
2	212970	0025	8/6/2004	\$102,000	134164	N	N
2	856804	0010	9/28/2006	\$175,000	86249	N	N
2	856804	0020	9/28/2006	\$175,000	78408	N	N
3	052607	9008	9/1/2004	\$235,000	961369	N	N
3	052607	9019	1/16/2004	\$115,000	437778	N	N
3	052607	9022	9/6/2004	\$160,000	485694	N	N
3	072607	9029	10/24/2005	\$140,000	268765	Y	N
3	082607	9034	9/14/2005	\$154,000	216057	N	N
3	082607	9056	11/7/2006	\$94,000	217800	N	N
3	082607	9064	4/3/2006	\$121,000	226512	N	N
3	082607	9073	7/14/2006	\$200,000	467398	N	N
3	122606	9025	9/27/2005	\$176,000	413384	Y	N
3	142607	9023	5/17/2006	\$115,000	216057	N	N
3	142607	9026	4/21/2006	\$212,500	215622	N	N
3	142607	9050	8/4/2006	\$100,000	184694	N	N
3	142607	9057	11/17/2006	\$120,000	190792	N	N
3	154950	0272	2/18/2004	\$114,950	77972	N	N
3	154950	0273	11/11/2005	\$145,000	85813	N	N
3	155000	0080	6/9/2006	\$216,000	421638	N	N
3	155000	0250	10/7/2005	\$139,950	403801	N	N
3	155000	0265	12/2/2004	\$115,000	212962	N	N
3	155000	0380	3/20/2004	\$129,900	425959	N	N
3	155000	0440	11/28/2006	\$199,000	419338	N	N
3	155000	0531	1/26/2006	\$145,000	74923	N	N
3	155000	0531	6/9/2004	\$95,000	74923	N	N
3	155000	0683	11/11/2004	\$99,950	105851	N	N
3	155810	0010	6/1/2005	\$100,000	426747	Y	N
3	155810	0022	4/28/2004	\$95,000	217800	N	N
3	155810	0505	7/21/2006	\$200,000	424674	N	N
3	162607	9065	5/4/2006	\$180,000	217800	N	N
3	162607	9065	8/17/2004	\$130,000	217800	N	N
3	162607	9072	12/27/2004	\$125,000	266151	N	N
3	162607	9076	11/15/2006	\$280,000	280526	N	N
3	162607	9076	8/25/2004	\$125,000	280526	N	N
3	162607	9143	7/6/2005	\$110,000	216928	N	N

Vacant Sales Used in this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	172607	9065	12/20/2006	\$205,000	904305	N	N
3	202607	9006	8/11/2004	\$170,000	871200	N	N
3	202607	9010	11/1/2006	\$170,000	216057	N	N
3	202607	9065	2/25/2005	\$125,950	207781	N	N
3	212607	9022	9/15/2004	\$162,000	210830	Y	N
3	212607	9082	3/29/2006	\$121,250	135909	N	N
3	212607	9082	10/12/2004	\$105,000	135909	N	N
3	212970	0321	9/25/2006	\$239,000	113691	N	N
3	212970	0321	8/18/2006	\$150,000	113691	N	N
3	232607	9004	8/18/2006	\$230,000	1676188	N	N
3	232607	9053	5/10/2005	\$90,000	209055	N	N
3	252606	9003	7/6/2006	\$100,000	127630	N	N
3	252606	9089	11/1/2005	\$175,000	152724	N	N
3	252606	9089	2/2/2005	\$138,000	152724	N	N
3	252606	9092	3/14/2006	\$282,000	207141	N	N
3	252606	9092	7/26/2004	\$142,500	207141	N	N
3	252606	9099	8/18/2006	\$283,000	209297	N	N
3	252606	9099	8/16/2005	\$219,950	209297	N	N
3	252606	9104	5/12/2006	\$193,500	194028	N	N
3	272607	9075	2/9/2006	\$160,000	217800	N	N
3	282607	9010	9/19/2005	\$176,500	270943	N	N
3	282607	9027	3/21/2005	\$135,000	384634	N	N
3	282607	9043	10/13/2005	\$166,000	436035	N	N
3	282607	9162	9/1/2005	\$160,000	267894	N	N
3	292607	9004	1/17/2006	\$58,000	170319	N	N
3	292607	9026	5/16/2006	\$160,000	871200	N	N
3	292607	9031	4/13/2006	\$160,000	397267	N	N
3	292607	9059	7/8/2004	\$139,000	209959	N	N
3	312607	9001	1/18/2005	\$269,000	1702760	N	N
3	312607	9044	11/16/2005	\$285,000	887317	N	N
3	322607	9010	6/20/2005	\$129,000	203400	N	N
3	322607	9074	11/16/2006	\$217,000	199069	N	N
3	342607	9065	8/12/2004	\$120,000	35918	N	N
3	404720	0300	1/21/2004	\$90,000	12030	Y	Y
3	404720	0420	12/30/2004	\$159,000	14760	Y	Y
3	404720	0500	4/25/2006	\$100,000	18970	N	N
3	404720	0525	10/25/2004	\$143,000	20880	Y	Y
3	861190	0080	9/19/2006	\$189,000	403801	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	025552	0060	12/20/2006	\$566,189	DOR RATIO
2	025552	0120	10/31/2006	\$572,917	DOR RATIO
2	025552	0130	7/21/2006	\$512,955	DOR RATIO
2	025552	0180	12/1/2006	\$537,500	DOR RATIO
2	109995	0010	8/28/2006	\$295,000	PREPLAT APPROVAL
2	109995	0100	12/8/2006	\$300,000	PREV USED BUILDING
2	212970	0140	4/20/2005	\$450,000	PREPLAT APPROVAL
2	213070	0997	9/2/2005	\$100,000	REAL-ESTATE CONTRACT
2	213120	0710	3/16/2006	\$126,000	DOR RATIO
2	242606	9029	5/16/2006	\$200,000	DOR RATIO
2	732580	0070	6/24/2005	\$400,000	MULTI-PARCEL SALE
2	732580	0200	11/2/2004	\$650,000	PREV USED BUILDING
3	072607	9030	5/24/2006	\$368,000	SEG/MERGE
3	152607	9037	6/3/2005	\$125,000	DOR RATIO, ESTATE ADMIN; TIMBER/FOREST LAND;
3	154950	0250	11/15/2005	\$120,000	DOR RATIO
3	155000	0105	6/30/2006	\$105,000	DOR RATIO
3	155000	0221	3/21/2005	\$95,000	PREVIMP<=25K
3	155810	0015	4/22/2005	\$40,000	DOR RATIO, STATEMENT TO DOR;
3	182607	9041	1/12/2004	\$47,000	DOR RATIO, CORP AFFILIATES; NO MARKET EXP
3	272607	9092	1/23/2004	\$80,000	PREPLAT APPROVAL
3	322607	9057	2/10/2004	\$36,378	DOR RATIO
3	342607	9026	8/12/2004	\$120,000	DOR RATIO;OPEN SPACE/PREVIMP<=25K;



**King County
Department of Assessments**

King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr